#2390

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Marbut Glenn Gaston, Jr., Atty.
221 Continental Plaza
Nashville, Tennessee 37215

BOOK 6019 PAGE 474

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Ms. James F. Rodgers (NAME)	Dominion Bancshares Mortgage Corporation (NAME)	98-1
5101 Roxborough Drive (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 (STREET ADDRESS)	90
Hermitage, TN 37076 (CITY) (STATE)	Fairfax, Virginia 22031 (P. O. ZIP) (CITY) (STATE) (ZIP)	4D-16414

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, HARRY EDWARD PHILLIPS and wife JANICE PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES F. RODGERS and wife GEORGIA A. RODGERS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 92 on the Plan of Roxborough as of record in Plat Book 5200, page 63, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Harry Edward Phillips and wife, Janice Phillips by deed from Randall Phillips Builders, Inc., of record in Book 5454, page 631, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes, which have been prorated and assumed by the Buyer; (2) Restrictions of record in Book 5302, page 63; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 63, said Register's Office.

This is improved (XX) unimproved ( ) property, known as 5921 New Hope Road Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 8th day of March, 19 83.

Harry Edward Phillips
HARRY EDWARD PHILLIPS

Janice Phillips
JANICE PHILLIPS

BOOK 6019 PAGE 475

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HARRY EDWARD PHILLIPS and wife JANICE PHILLIPS the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of March, 19 83.

My commission expires 10-15-83 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

H 35582

IDENTIF. REFERENCE

MAR 11 3 09 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,100.00

Georgia A. Rodgers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March, 19 83

MY COMMISSION EXPIRES: 10-21-84
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

HARRY EDWARD PHILLIPS and wife,

JANICE PHILLIPS

TO

JAMES F. RODGERS and wife,

GEORGIA A. RODGERS

File Box 38

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
-NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6019 PAGE 476

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

73100.00-	CO
190.06	CO TX
.50	PRFEE
6.00	WDEED
CHECK	196.56-
2660A03/11/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 5 5 8 2

IDENTIF. REFERENCE

MAR 11 3 09 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 934639