File 12

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

J. Mark Rodgers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 1984.

Mary H. Mussachi
Notary Public

MY COMMISSION EXPIRES: 10-10-86

(AFFIX SEAL)

BOOK 6263 PAGE 398

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Federal Savings & Loan 230 4th Ave. North, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Mark Rodgers (NAME)	Metropolitan Federal S&L Assn. (NAME)	3D-81371
921 Fitzpatrick Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	108-G
Nashville, Tn. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 343

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, WE, Metropolitan Federal Savings and Loan Association

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Mark Rodgers and wife, Paula W. Rodgers

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT: Being Lot No. 69 on the Plan of Larchwood, Section Two, as of record in Book 5200, pages 57,58,and 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Metropolitan Federal Savings and Loan Association by deed from Robert A. McVicker and wife, Cynthia D. McVicker of record in Book 6080, page 702, Register's Office for said County.

This conveyance is made subject to the following conditions:

1. 1983 Metro taxes, Robert A. McVicker, $268.24, unpaid.
2. Restrictive covenants contained in instrument of record in Book 5479, page 443, said Register's Office, as amended in Book 5681, page 532; Book 5688, page 696, and those in Book 5158, page 918, and made applicable by instrument of record in Book 5308, page 70, said Register's Office.
3. The Plan of record in Book 5200, pages 57, 58 and 59, said Register's Office, shows as owners certificate, a 25 foot minimum building setback line from Fitzpatrick Road and a 10 foot easement for public utility and drainage purposes along the rear, front and southerly lines of said lot, and overhang easement along the southerly line and a 30 x 30 foot pumping station easement at the southeast corner of said lot.

04/03 156.00 CHECK

5657

~~Unimproved~~ XXXXXXXXXXX
This is improved (X) property, known as 921 Fitzpatrick Drive, Nashville, TN. 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 30th day of March, 19 84

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSN.

BY: Harold W. Fitzpatrick

Harold W. Fitzpatrick, Senior Vice President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared HAROLD W. FITZPATRICK with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the SENIOR VICE PRESIDENT of the METROPOLITAN FEDERAL SAVINGS AND LOAN ASSN. the within named bargainor, a corporation, and that (he) as such SENIOR VICE PRESIDENT being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said HAROLD W. FITZPATRICK as such SENIOR VICE PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of March, 19 84

My commission expires 10-19-86

Mary M. Murrah
Notary Public

WARRANTY DEED

FROM
METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

TO

JOHN MARK RODGERS AND WIFE,

PAULA W. RODGERS

RUSH

FELIX Z. ROSCOTT REGISTER
DAVIDSON COUNTY, TN

APR 3 2 52 PM '84

IDENTIF. REFERENCE

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

11381

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

RECEIVED OF _____

FOR _____ BOOK 6263 PAGE 400

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

57500.00- CAMT.
149.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 156.00-
5657A04/03/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11 3 1 8 1

IDENTIF. REFERENCE

APR 3 2 52 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 25505