John W. Kelley, Jr.
Hale, Kelley, Herbert & Gray
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
92-12-471	Joe M. Rodgers JMR Investments P.O. Box 121086 Nashville, TN. 37212	Joe M. Rodgers JMR Investments P. O. Box 121086 Nashville, TN. 37212
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9W-06015	1805 Hayes Street	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 6310 PAGE 1

JAMES W. CARELL and wife, EILEEN P. CARELL

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOE M. RODGERS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 118 on the Plan of Jno. Boyd's Home Tract, as of record in Book 21, page 39, Register's Office for said County.

Said Lot No. 118 fronts 50 feet on the south side of Hayes Street and runs back between parallel lines, 180 feet to a 20 foot alley.

Being the same property conveyed to James W. Carell, by deed from Vernon M. Williams and wife, Edith A. Williams, as of record in Book 4486, page 476.

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IDENTIF. REFERENCE
JUN 6 3 15 PM '84
REGISTER
DAVIDSON COUNTY, TN

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1984 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever 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 Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 5th day of June, 19 84

James W. Carell

Eileen P. Carell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6310 PAGE 2

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James W. Carell the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this, the 5th day of June, 19 84.

My commission expires: 4/20/86

Mary Ann Kelley
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Eileen P. Carell the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this, the 5th day of June, 19 84.

My commission expires: 4/20/86

Mary Ann Kelley
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $253,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF June 84

MY COMMISSION EXPIRES 4-20-86 (AFFIX SEAL)

Mary Ann Kelley
Notary Public

WARRANTY DEED

FROM
JAMES W. CARELL AND WIFE

TO
JOE M. RODGERS

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

Box 36

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires: _____

_____
Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6310 PAGE 3

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
			25950.00-	CONT.
			674.70	COTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 681.20-
			2803A06/06/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

JUN 6 3 15 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0042248