FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,644.85

Owen Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 19 85

Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Owen Rogers (NAME)	Dobson & Johnson, Inc. (NAME)	12D79445
107 Adams Park (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, Suite 1800 (STREET ADDRESS)	MAP 60-4
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	PARCEL 49

FOR AND 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, Bobby Garnett Edwards and wife, Wanda Edwards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Owen Rogers and wife, Joyce B. Rogers, Trustees under the Declaration of Trust dated July 29, 1985

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.

LAND in Davidson County, Tennessee, being part of Tract No. 2 on the Plan on the Real Estate of William Phillips, deceased, as of record in Book 57, Page 21, Register's Office for said County, and also being known as Tract "C" on a survey of part of the George Olinger Tract prepared by Joseph A. Daugherty, Surveyor, on September 19, 1957, and described according thereto as follows:

Beginning at a utility power pole on the easterly side of Hillside Road at the northwest corner of Tract "B" conveyed to Charles W. Marshall and wife, by George Olinger and wife, of record in Book 2488, Page 341, said Register's Office; thence with the northern boundary line of said Marshall property, south 87 deg. east 157.6 feet to an iron pin in the western boundary line of the Brintley property; thence with same, north 3 deg. east 61.4 feet to the southeast corner of Tract "D" of said Olinger property; thence with same, north 85 deg. 54' west 157.6 feet to an iron pin on the easterly side of said Hillside Road; thence with same, south 3 deg. west 64.4 feet to the beginning.

BEING the same property conveyed to Bobby Garnett Edwards by deed from Alice Edwards, of record in Book 4829, Page 898, Register's Office for said County.

THIS conveyance is subject to Deed of Trust executed by Alfred R. Coffee and wife Caroline Coffee, to Albert Wm. Johnson, Trustee, for Dobson & Johsnon, Inc., dated June 26, 1961, and filed for record in Book 3244, Page 291, Register's Office for said County, with a present unpaid principal balance of approximately $3,644.85, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees.

This is improved XX / unimproved ( ) property, known as 3117 Hillside Road, (House Number) (Street) Nashville, TN 37207 (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 heir 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 covey 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 our hand S this 29th day of July, 1985

Wanda Edwards
Wanda Edwards

Bobby Garnett Edwards
Bobby Garnett Edwards

07/31 78.20

3762

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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 ~~Bobby Garnett Edwards~~ and wife, Wanda Edwards

the bargainors, with whom I am personally acquainted/and who acknowledged that ~~they~~ (or proved to me on the basis of satisfactory evidence executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 1985

Commission expires 10-20-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon ~~his oath~~ (their several oaths) acknowledged ~~himself~~ (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that ~~(he)~~ (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

~~Bobby Garnett Edwards~~
Wanda Edwards

TO

Owen Rogers
Joyce B. Rogers

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

J 2.4 7.7 5.

IDENTIF. REFERENCE T

JUL 31 9 46 AM '85

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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

27644.85- CAMT.
71.76 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 78.26-
2762A07/31/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 4 7-7-5-

IDENTIF. REFERENCE

JUL 31 9 46 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 158840