FILE IN BOX #4

FORM NO. WD-1
#85-10-40

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,179.68

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 1985.

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

BOOK 6689 PAGE 969

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTYS., Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EFFAIT SKIPPER (NAME)	"OWNERS" (NAME)	MAP 60-4
523 Wesley Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 18.1
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	#12DZ-43345

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, WAYMON LEROY RODGERS and wife, FERN LOIS RODGERS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EFFAIT SKIPPER and wife, DEBORAH L. SKIPPER,

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 Lot No. 1 on the Plan of Oak Park Commercial Dev., Section 3, of record in Book 4060, Page 120, Register's Office for said County.

SAID Lot No. 1 fronts 110.89 feet on the northerly side of Oak Valley Drive and runs back between lines 163.83 feet on the westerly side and 149.88 feet on the easterly side to a dead line in the rear measuring 137.96 feet thereon.

BEING the same property conveyed to Waymon Leroy Rodgers and wife, Fern Lois Rodgers, by Deed from Charles E. Binkley and wife, Dorothy M. Binkley, of record in Book 6351, Page 560, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-ways for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantees herein.

AS part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on two (2) Notes: one executed by Charles E. Binkley and wife, to Edna V. Cofer and J. Virginia Cofer, in the original principal amount of $75,000.00, of record in Book 5414, Page 730, said Register's Office; and the second executed by the Grantors herein to Charles E. Binkley and wife, Dorothy M. Binkley, in the original principal amount of $56,712.72, of record in Book 6351, Page 560, said Register's Office; and further secured by a Security Agreement, of record in Book 6351, Page 563, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 121 OAK VALLEY DRIVE, NASHVILLE, TN 37207
(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 our hands this 21st day of October, 1985

Waymon L. Rodgers
WAYMON LEROY RODGERS

Fern Lois Rodgers
FERN LOIS RODGERS

10/23/85 02 TAX CHECK
9316

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WAYMON LEROY RODGERS and wife, FERN LOIS RODGERS,

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of October, 1985.

Notary Public

Commission Expires 2/19/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

WAYMON LEROY RODGERS and wife,

FERN LOIS RODGERS

TO

EFFAIT SKIPPER and wife,

DEBORAH L. SKIPPER

IDENTIFICATION REFERENCE

4 6 7 7 4

Oct 23 | 31 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

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

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RECEIVED OF _____

FOR _____

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			135179.00- CASH	
			351.50 STTX	
			.50 PRFE	
			6.00 MISC	
			CHECK 351.50-	
			9318A10/23/85 BAL	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 6 7 7 4

IDENTIFICATION REFERENCE

Oct 23 1 31 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184726