file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
John Alden Rodgers
437 Westview Avenue
Nashville, TN 37205

SEND TAX BILLS TO:
SAME

MAP-PARCEL NUMBERS:
MAP 116-15
PARCEL 18
BM-3309

WARRANTY DEED

BOOK 6819 PAGE 564

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sue Ellen Justus and husband, James Justus hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John Alden Rodgers and wife, Elizabeth Moore Rodgers hereinafter called the Grantee, Grantee's 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 Lot No. 3 on Block No. 6 on the Plan of the resubdivision of part of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for said County, described as follows:

BEGINNING at the northwest corner of Glen Eden Drive and Westview Avenue; thence with the westerly margin of said Avenue, northwardly 200 feet to the corner of Lots Nos. 3 and 4; thence westwardly 243 feet, more or less, to the easterly line of Lot No. 2 at a point 25 feet southerly from the southwest corner of Lot No. 4; thence with the easterly line of said Lot No. 2 southwardly 123 feet to the northerly margin of Glen Eden Drive; thence with said Drive, eastwardly 269 feet to the beginning.

BEING the same property conveyed to Sue Ellen Justus by deed from Starling Davis Crabtree and husband, David R. Crabtree, of record in Book 5893, page 787, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (xx) improved property, known as 437 Westview Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 1st day of April, 1986.

Sue Ellen Justus

James Justus

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of April, 1986, before me personally appeared Sue Ellen Justus and James Justus, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6819 PAGE 565

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 265,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 1st day of April, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:

SUE ELLEN JUSTUS AND HUSBAND,
JAMES JUSTUS

to:

JOHN ALDEN RODGERS AND
WIFE, ELIZABETH MOORE RODGERS

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24785

RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN
FELIX Z WILSON REGISTER

Apr 2 | 43 PM '86

IDENTIFICATION REFERENCE

98188

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6819 PAGE 566

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

265000.00- CAMT.
689.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 695.50-
91-5A04/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 8 1 8 6

IDENTIFICATION REFERENCE

APR 2 1 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 233295