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File # 18601
Loan # 154496

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$88,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

~~24th~~ DAY OF ~~June~~ 19 86.

Notary Public

MY COMMISSION EXPIRES: 4-19-89
(AFFIX SEAL)

Box 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~KENNETH E. NICHOLSON~~ (NAME)	~~National Mortgage Company~~ (NAME)	~~MAP 98 1~~
5921 New Hope Road (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	~~PA~~ n 99
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Memphis, Tennessee - 38118 (CITY) (STATE) (ZIP)	40 16414

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, JAMES F. RODGERS and wife, GEORGIA A. RODGERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH E. NICHOLSON and wife, BETTY F. NICHOLSON

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. 92 on the Plan of Roxborough Subdivision, as of record in Book 5200, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James F. Rodgers and wife, Georgia A. Rodgers, by deed from Harry Edward Phillips and wife, Janice Phillips, of record in Book 6019, page 474, Register's Office for Davidson County, Tennessee.

RECEIVED FOR RECORD
JUL 16 2 47 PM '86

This is ( ) unimproved (X) improved property, known as 5921 New Hope Road, Hermitage, TN 37076
(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 their hands this 24th day of June, 19 86

JAMES F. RODGERS

Georgia A. Rodgers By Torrance E. McCall Atty. in fact
GEORGIA A. RODGERS

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES F. RODGERS and wife, GEORGIA A. 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 24th day of June, 1986.

Commission Expires 4-19-87

Notary Public

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

JAMES F. RODGERS

TO

GEORGIA A. RODGERS

KENNETH E. NICHOLSON

BETTY F. NICHOLSON

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 23RD day of June, 1986, before me personally appeared Terrance McNabb to me known to be the person who executed the foregoing instrument in behalf of Georgia A. Rogers as HER Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said Georgia A. Rogers.

Witness my hand and official seal at Nashville, Tennessee, this the 23RD day of June, 1986.

My Commission Expires: 1

_____ Notary Public

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
			80000.00- CAPIT.	
			246.40 CSTAX	
			.50 PRFE	
			6.00 WDEED	
			CHECK 25[illegible].90-	
806	A	07/16/86	BAL .0[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 1 2 1 9

IDENTIF. REFERENCE

JUL 16 2 47 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 271425