THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee, 37238
00255810

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bryan L. Rodgers (NAME)	Independent Mortgage Service Corporation	MAP 118-13
1103 Graybar Lane (STREET ADDRESS OR ROUTE NUMBER)	d/b/a FAMCO Mortgage Services Corporation (NAME)	PARCEL 6
Nashville TN 37204 (CITY) (STATE) (ZIP)	(STREET ADDRESS) (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------$10.00---------- *Dollars,*

Cash in hand paid by Bryan L. Rodgers and wife, Erin K. Rodgers and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

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John P. Duggan and wife, Elizabeth C. Duggan *have this day bargained and sold, and do hereby transfer and convey unto the said* Bryan L. Rodgers and wife, Erin K. Rodgers *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lots Nos. 50 and 51 on the Map of Draughon Tract, as of record in Book 974, page 39, said Register's Office.

Said Lots Nos. 50 and 51 fronts together 60 feet on the southerly side of Graybar Lane and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to John P. Duggan and wife, Elizabeth C. Duggan by deed from Charles Dwight Marable and wife, Linda June Marable of record in Book 5153, page 104, Register's Office for Davidson County, Tennessee.

75730

IDENTIFICATION REFERENCE

Oct 21 9 43 AM '87

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 131,000.00

Subscribed and sworn to before me this the 16th *day of* October *19* 87

My commission expires: 3-11-90 *(Affix Seal)*

Affiant Bryan L. Rodgers

Notary Public Vicki R. Martin

This is improved ( ) unimproved (X) property, known as 1103 GRAYBAR LANE, NASHVILLE, TN 37204
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 16th *day of* October *19* 87 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John P Duggan
John P. Duggan

Elizabeth C. Duggan
Elizabeth C. Duggan

CHECKED 10/21 373.30

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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* John P. Duggan and wife, Elizabeth C. Duggan

the within named bargainor S, *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* 16th *day of* October, *19* 87

Notary Public

Commission expires 3-11-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* ____.

_____ Notary Public

Commission expires _____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

310[illegible].00- CAMT.
36[illegible].80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 373.30-
4754A10/21/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 5 7 3 0

IDENTIFICATION REFERENCE

Oct 21 9 43 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 28149