WARRANTY DEED

file 95

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SAFECO Title Insurance	Leader Federal Savings and Loan	150-9
	(NAME) P. O. Box 1860	122
	(STREET ADDRESS) Memphis, TN 38101	
	(CITY) (STATE) (ZIP)	

BOOK 7594 PAGE 966

THIS INDENTURE, made and entered into this 6th day of July, 19 88, by and between

William G. Rod and Johnie L. Rod, husband and wife — party of the first part, and

James H. Hagar, Trustee — party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in _____ County of Davidson State of Tennessee,

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Forest View Park, Section Four, Phase II of record in Plat Book 5200, page 674, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William G. Rod and wife, Johnie L. Rod by deed from Fox Ridge Company, a limited partnership, of record in Book 6315, page 77, Register's Office for Davidson County, Tennessee

The said Johnie L. Rod and Johnnie L. Rod being one and the same person

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby convenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

except for a deed of trust executed by William G. Rod and wife, Johnie L. Rod to Leader Enterprises, Inc., Trustee, of record in Book 6315, page 68, Register's Office for Davidson County, Tennessee, which said deed of trust is being assumed by James H. Hagar, Trustee

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

7667 JUL 8 3 07 PM '88

William G. Rod

Johnie L. Rod

INDIVIDUAL

STATE OF ~~TENNESSEE~~ GEORGIA

COUNTY OF ~~SHELBY~~ FULTON

Personally appeared before me, PAMELA H DONAHUE, a Notary Public of said County and State, WILLIAM G & JOHNIE L ROD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 19 88.

James

My Commission Expires 5th day of May, 1991.

Pamela H. Donahue Notary Public

PROPERTY ADDRESS: 3012 Kenwood Drive
Antioch, TN

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 69,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6 day of July, 1988

NOTARY PUBLIC

My commission expires: 7-18-88

F. CURTIS NOTARY PUBLIC AT LARGE

F 1890 R 8/86

Chicago Title Insurance Company
61 Adams Ave.

WARRANTY DEED

FROM

TO

Chicago Title Insurance Company
61 Adams Avenue
Memphis, Tennessee 38103

Compliments of

ATTORNEY IN FACT

STATE OF TENNESSEE,
COUNTY OF SHELBY,

On this _____ day of _____, 19_____, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____ acknowledged that ___he___ executed the same as the free act and deed of said _____.

Witness my hand, at office, this _____ day of _____, 19_____.

_____
Notary Public

My Commission Expires _____ day of _____, 19_____.

CORPORATE

STATE OF TENNESSEE,
COUNTY OF SHELBY,

Before me, _____, a Notary Public of said 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 (or herself) to be _____ of the _____, the within named bargainor, 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 (or herself) as _____.

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

_____
Notary Public

My Commission Expires _____ day of _____, 19_____.

PARTNERSHIP

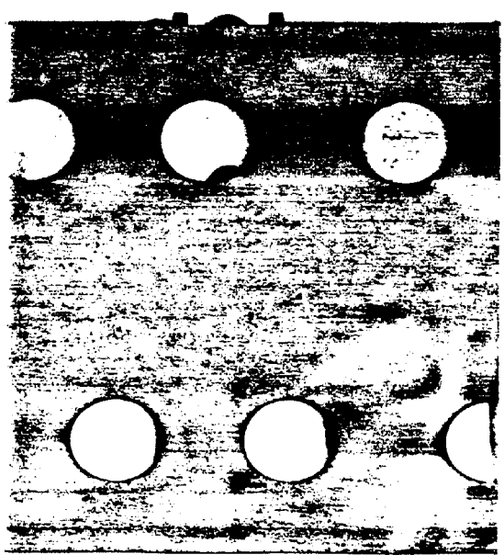
STATE OF TENNESSEE,
COUNTY OF SHELBY.

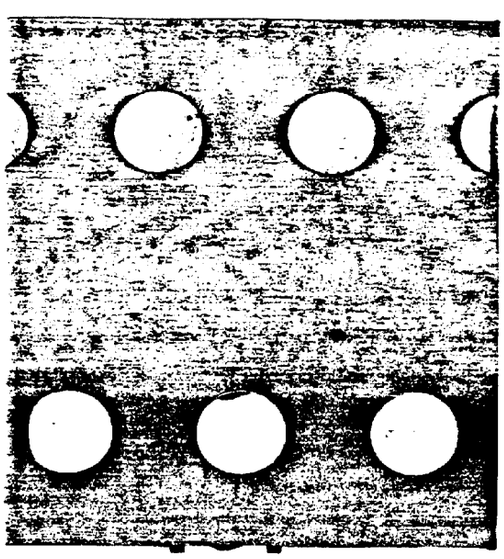
Before me, _____, a Notary Public of said State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of _____, the within named bargainor, a partnership, and that ___he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

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

_____
Notary Public

My Commission Expires _____ day of _____, 19_____.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7594 PAGE 968

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

DAMT	69000.00
CON TX	227.70
PRFEE	0.50
WDEED	6.00
TOTAL	234.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 234.20

07/03/88 01 15:09 0001 5153

47667

INSTRUMENT REFERENCE

JUL 8 3 07 PM '88

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No.111001