ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
CHARLES LEON RODGERS	BANCBOSTON MORTGAGE CORPORATION	61-15-100
(NAME)	(NAME)	
1115 Ardee Avenue	P.O. Box 44090	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216	Jacksonville, Florida 32231	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 8097 PAGE 21

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS ----------
cash in hand paid by the within named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness in the original principal amount of $53,716.00 payable to Mortgage Trust Company and secured by a Deed of Trust of record in Book 6942, page 528, Register's Office for Davidson County, Tennessee, to which Deed reference is here made for complete terms and conditions thereof;

We, KEVIN P. KIPP AND WIFE, SHARON D. KIPP,

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES LEON RODGERS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Being the east 25 feet of Lot No. 5 and the west 40 feet of Lot No. 6 on the Map of Sunnymeade, Block "C" of record in Book 974, page 56 and 57, Register's Office for Davidson County, Tennessee, described as follows:

Said parts of said lots adjoin and front together 65 feet on the north side of Ardee Avenue and run back between lines 201 feet, more or less, on the east line of part of Lot No. 6 and 198.15 feet, more or less, on the west line of part of Lot No. 5 to a dead line on which they measure 65 feet, more or less.

Being the same property conveyed to Kevin P. Kipp and wife, Sharon D. Kipp, by deed from Howard E. Van Hook and wife, Helen Marie Van Hook, of record in Book 6942, page 525, Register's Office for Davidson County, Tennessee.

2 2 U 8 6 IDENTIF. TREFERENCE APR 27 8 47 AM '90 DAVIDSON COUNTY T...

5030 04/27 0101 03CHECK 189.82

unimproved ( )
This is improved (xx) property, known as 1115 Ardee Avenue (House Number) (Street)
Nashville, TN 37216
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade 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.

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 hand this 10th day of April 19 90.

Kevin P. Kipp

Sharon D. Kipp

STATE OF Colorado
COUNTY OF

BOOK 8097 PAGE 22

Personally appeared before me the undersigned, a Notary Public in and for said County and State Kevin P. Kipp and wife, Sharon D. Kipp
El Paso Colorado

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 Colo Springs, Colorado ~~Tennessee~~,
this 10th day of April, 19 90

Barbara Zetterberg Notary Public

Commission expires 3/5/1994

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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 55,381.19
This is equal to or greater than the property would bring at a fair and voluntary sale.

Mildred D. Moore

Sworn to and subscribed before me
this 10th day of April, 19 90
My commission expires 5-20-92 Notary Public Joyce B Dockus

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

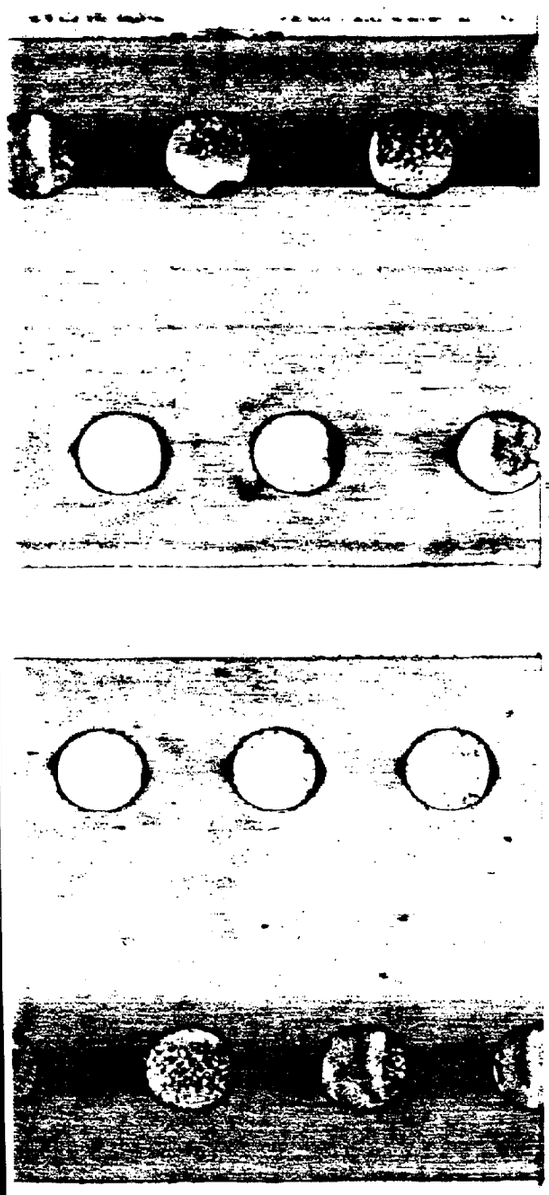
WARRANTY DEED

FROM

TO

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750



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

RECEIVED OF _____

FOR _____

BOOK 8097 PAGE 23

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

CAMT	55381.19
CON TX	182.82
PRFEE	1.00
WDEED	6.00
TOTAL	189.82
CHECK	189.82

04/27/90 01 08:47 0001 5030

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22086

IDENTIF. REFERENCE

APR 27 8 47 AM '90

DAVIDSON COUNTY TN.

No. 314090