Bo: 38
10541

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220 BOOK 8542 PAGE 278
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W. DYER RODES, II	NEW OWNERS	Map 116-15
(NAME)	(NAME)	
424 Royal Oaks Drive		Parcel 13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		F.B. BM2435
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, GEORGE E. MUDTER, JR. AND WIFE, LUCIANNE B. MUDTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. DYER RODES, II AND WIFE, MARTHA H. RODES

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 10 on the Plan of Resubdivision of Royal Oaks Section "B", as of record in Plat Book 1424, page 89, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to George E. Mudter, Jr. and wife, Lucianne B. Mudter by deed from William L. Brooks and wife, Margaret D. Brooks of record in Book 5874, page 811, said Register's Office.

This conveyance is made subject to: (1) 1992 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 5787, page 160; and (3) All matters appearing on the Plan of record in Plat Book 1424, page 89, said Register's Office.

81341

IDENTIFICATION REFERENCE

FEB 4 9 31 AM '92

DAVIDSON COUNTY, TN

7979 02/04 0101 03CHECK 1191.00

This is unimproved (X) improved ( ) property, known as 424 Royal Oaks Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of January, 1992

GEORGE E. MUDTER, JR.

Lucianne B. Mudter
LUCIANNE B. MUDTER

STATE OF TENNESSEE

BOOK 8542 PAGE 279

COUNTY OF Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE E. MUDTER, JR. AND WIFE, LUCIANNE B. MUDTER with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of January, 19 92.

My commission expires 1-22-95 Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 92

MY COMMISSION EXPIRES: 1-22-96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM GEORGE E. MUDTER, JR. AND WIFE, LUCIANNE B. MUDTER

TO W. DYER RODES, II AND WIFE, MARTHA H. RODES

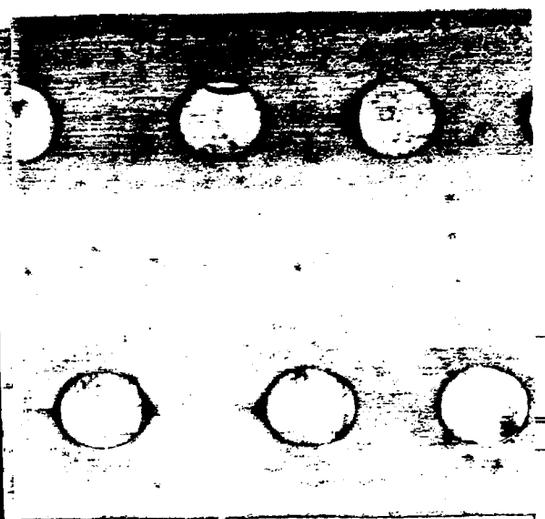
PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



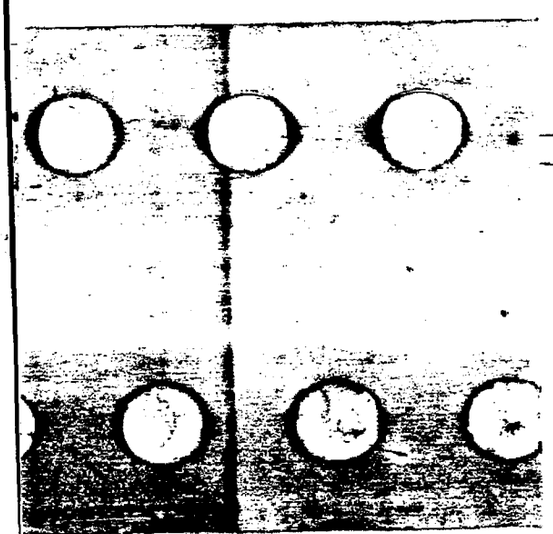
RECEIVED OF _____

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



CAMT 320000.00

CON TX 1184.00

PRFEE 1.00

MDEED 6.00

TOTAL 1191.00

CHECK 1191.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81341

IDENTIFICATION REFERENCE

FEB 4 8 31 AM '92

02/04/92 01 08:31 0001 7979

DAVIDSON COUNTY, TN

No. 498600