BOOK 9161 PAGE 410

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November, 19 93

Notary Public W. K. GEORGAS, JR.

MY COMMISSION EXPIRES (AFFIX SEAL) November 10, 1994

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
PHILLIP F. ROGERS	OLD HICKORY CREDIT UNION	LW 5070
(NAME)	(NAME)	
3020 LAKESHORE DRIVE	P.O. BOX 431	53-12-177
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
OLD HICKORY , TN 37138	OLD HICKORY, TN 37138	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, WE,

JEANNE R. WOODBERRY AND EDWARD C. RHEA, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PHILLIP F. ROGERS AND WIFE, KELLY B. ROGERS

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:

SEE EXHIBIT A "LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

BEING THE SAME PROPERTY CONVEYED TO JEANNE R. WOODBERRY AND EDWARD C. RHEA BY DEED OF RECORD IN BOOK 9083, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

JOSEPH W. WOODBERRY, SPOUSE OF JEANNE R. WOODBERRY JOINS IN THIS CONVEYANCE FOR THE EXPRESS PURPOSE OF CONVEYING ANY AND ALL OF HIS RIGHT TITLE AND INTEREST, INCLUDING ALL MARITAL AND HOMESTEAD RIGHTS, IN AND TO THE WITHIN DESCRIBED PROPERTY UNTO PHILLIP F. ROGERS AND WIFE, KELLY B. ROGERS.

REFERENCE IS HEREBY MADE TO THE POWER OF ATTORNEY OF EDWARD C. RHEA BEING RECORDED SIMULTANEOUSLY HEREWITH.

THE AFFIDAVIT OF ATTORNEY IN FACT IS HEREBY ADDED TO AND MADE A PART HEREOF.

88937
IDENTIF. ↑ REFERENCE

93 NOV 23 AM 10:49
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved X unimproved property, known as 3020 LAKESHORE DRIVE , OLD HICKORY , TN , 37138
(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 our hand s this 19th day of November, 19 93

JEANNE R. WOODBERRY: Jeanne R. Woodberry

JOSEPH W. WOODBERRY: Joseph W. Woodberry

EDWARD C. RHEA: Edward C. Rhea
By Jeanne R. Woodberry
His Attorney In Fact

STATE OF TENNESSEE
County of DAVIDSON

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Personally appeared before me, Jeanne R. Woodberry and husband, Joseph W. Woodberry

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 1993

Commission expires
11/19/94

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, Jeanne R. Woodberry in her capacity as Attorney In Fact for and on behalf of Edward C. Rhea, her brother

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney In Fact 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 19th day of November 19 93

Commission expires 11/19/94

W. K. GEORGAS, JR. Notary Public

WARRANTY DEED

FROM
JEANNE R. WOODBERRY, ET AL

TO
PHILLIP F. ROGERS AND WIFE,
KELLY B. ROGERS

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

EXHIBIT A

Property Description

LAND in Davidson County, Tennessee, being the westerly half of Lot 4, Section 11, of the Life & Casualty Insurance Company's Subdivision of Dabbs & Elliott property recorded in Book 843, Page 56, Register's Office for Davidson County, Tennessee, and more fully described as follows:

Facing 175 feet on the southerly side of Pitts Avenue and running back between parallel lines to a dead line a distance of 581.6 feet, more or less, and containing 2.3385 acres, more or less.

BEING the same property conveyed to Jeanne R. Woodberry and Edward C. Rhea by deed of record in Book 9083, Page 74, Register's Office for Davidson County, Tennessee. (The property description set out above is the same description set out in the deed of record in Book 9083, Page 74, which deed failed to cite the following exclusion).

THERE IS INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE THE FOLLOWING DESCRIBED PARCEL:

A Tract of land situated on the left descending bank of the Cumberland River, in the Village of Old Hickory, in the 4th Civil District of Davidson County, and more particularly described as follows:

BEGINNING at a point in the line of the lands now or formerly of Warren A. and Nova S. Menefee, said point being North 41° 00' East 363 feet from the most southwesterly corner of the lands of said Menefee and the most northwesterly corner of the lands of the subject owner; thence, from the point of beginning and along said Menefee line, North 41° 00' East 208 feet to a point in the west right-of-way line of Pitts Avenue; thence, along said right-of-way line, South 49° 51' East 11 feet; thence, severing the lands of the subject owner, South 40° 10' West 190 feet and South 73° 45' West 32 feet to the point of beginning, containing nine hundredths (0.09) of an acre, more or less.

BEING a part of the same land conveyed to Alma C. Rhea by deed from Life & Casualty Insurance Company of record in Book 1006, Page 135, Register's Office for Davidson County, Tennessee, and being the same property conveyed by Alma C. Rhea and husband, E. B. Rhea to the United States of America by deed of record in Book 2152, Page 221, said Register's Office.

Property Address: 3020 Lakeshore Drive, Old Hickory, TN 37138.

Jeanne R. Woodberry
JEANNE R. WOODBERRY

Joseph W. Woodberry
JOSEPH W. WOODBERRY

Edward C. Rhea
EDWARD C. RHEA
By Jeanne R. Woodberry, His Attorney In fact

AFFIDAVIT
OF
ATTORNEY IN FACT

PURSUANT TO THE POWER OF ATTORNEY
OF
EDWARD C. RHEA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a Certified True Copy of this Affidavit, is attached by exhibit thereto was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by the said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death, disability or incapacity.

FURTHER THE AFFIANT SAITH NOT:

WITNESS my hand on this the 19th day of November, 1993 at MADISON, Tennessee.

Jeanne R. Woodberry
JEANNE R. WOODBERRY

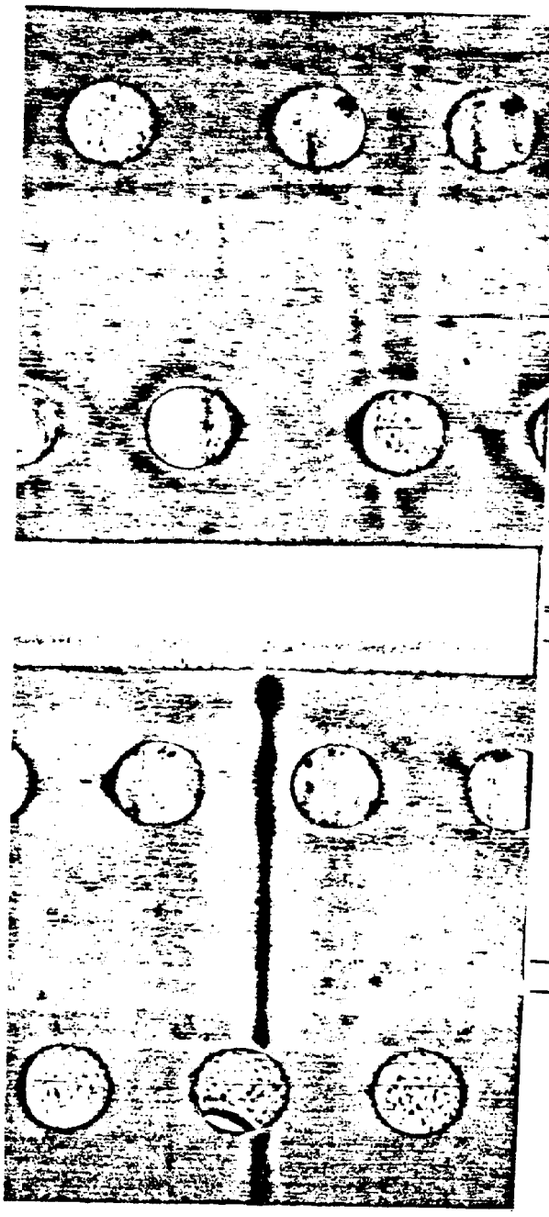
Subscribed and sworn to before me, this 19th day of November, 1993.

W. K. GEORGAS, JR. NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-19-94

1889 11/23 0101 03CHECK 416.60

PREPARED BY/RETURN TO:
AMERICAN ESCROW COMPANY



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 108000.00
				CON TX 399.60
				PRFEE 1.00
				WDEED 16.00
				TOTAL 416.60
				CHECK 416.60
11/23/93	01			10:50 0001 1889

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88937
IDENTIF. ↑ REFERENCE

93 NOV 23 AM 10:49
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 725618