THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Box 44	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $89,000.00. Doreen L. Rodgers **AFFIANT** Subscribed and sworn to before me, this 31st day of October, 1994. Betty R. Grimes Notary Public My Commission Expires: 9/16/96

Address New Owners As Follows: Susan Jane Rodgers and Doreen L. Rodgers
4021 Utah Avenue
Nashville, TN 37209

Send Tax Bills To: SAME

Map-Parcel Number:
Map 103-04-365
25W 04115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS J. SHEEHAN, JR., AND WIFE, ALLISON B. SHEEHAN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **SUSAN JANE RODGERS AND DOREEN L. RODGERS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 81 on the Plan of West End Annex, as of record in Plan Book 332, page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 81 fronts 50 feet on the southerly side of Utah Avenue, formerly 7th Street, and runs back between parallel lines 163.3 feet to an alley.

Being the same property conveyed to Thomas J. Sheehan, Jr., and wife, Allison B. Sheehan by deed from Herman H. Rucker and wife, Dorothy R. Rucker, of record in Book 7360, page 358, Register's Office for Davidson County, Tennessee.

This is improved property known as 4021 Utah Avenue, Nashville, TN 37209.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person 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 hands this 31st day of October, 1994.

Thomas J. Sheehan, Jr.

Allison B. Sheehan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS J. SHEEHAN, JR.**, 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 31st day of October, 1994.

Notary Public

My Commission Expires: 9/21/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALLISON B. SHEEHAN**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of Oct, 1994.

Notary Public

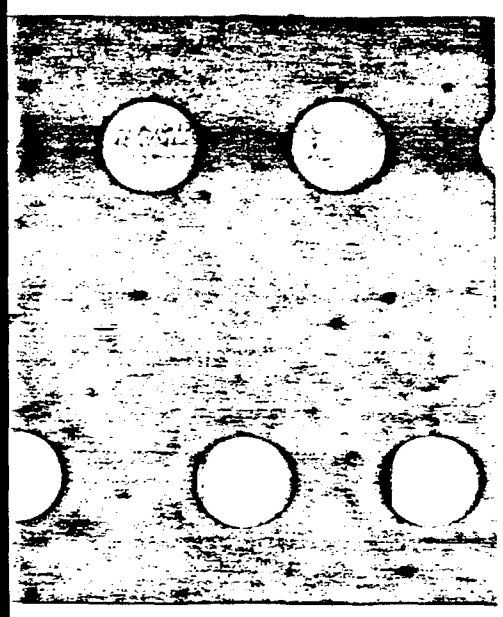
My Commission Expires: 9/21/96

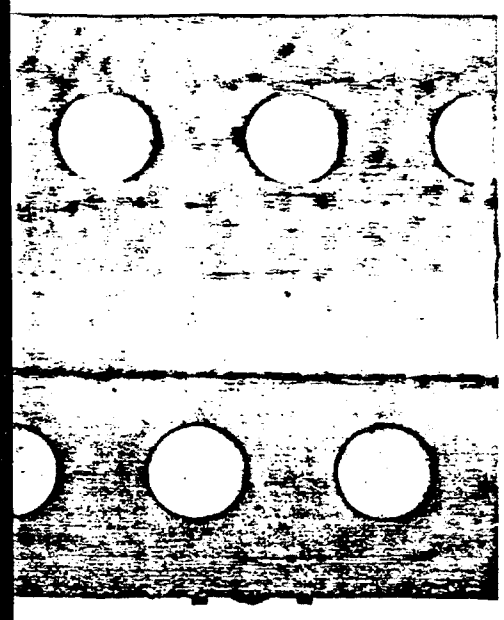
04881
IDENTIF. ↑ REFERENCE

94 NOV -1 PM 2:08
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

3460 11/01 0101 03CHECK 338.30

0023207.01





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9507 PG 799

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	89000.00
CON TX	329.30
PRFEE	1.00
WDEED	8.00
TOTAL	338.30
CHECK	338.30

11/01/94 01 14:08 0001 3460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04881
IDENTIF. ↑ REFERENCE

94 NOV -1 PM 2:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 849755