File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BK/PG 9961PG430

#13659

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
RONALD P. ROGERS (NAME)	NEW OWNER (NAME)	118-10
3404 Springbrook Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	128
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	16DA14215

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, CHRISTOPHER E. BOLLES, JR. AND WIFE, ELIZABETH D. BOLLES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD P. ROGERS AND WIFE, MARY L. ROGERS

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. 69 on the Plan of Pleasant Valley, as of record in Plat Book 1424, page 63, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Christopher E. Bolles, Jr. and wife, Elizabeth D. Bolles by deed from Gary B. Clarke and wife, Patricia C. Clarke of record in Book 9449, page 223, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, page 63, said Register's Office.

MTG TAX PAID CHECK 538.10

Elizabeth D. Bolles being one and the same as Elizabeth Dana Bolles.

IDENTIF. ↑ REFERENCE 0154719

96 FEB 29 AM 10:48
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX property, known as 3404 Springbrook Drive, Nashville, Tennessee 37204

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 23rd day of February, 19 96

Christopher E. Bolles
CHRISTOPHER E. BOLLES, JR.

Elizabeth D. Bolles by Christopher E. Bolles, Attorney-in-fact
ELIZABETH D. BOLLES
BY: CHRISTOPHER E. BOLLES, JR.
ATTORNEY-IN-FACT BY POWER OF ATTORNEY
RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE

BOOK 9961 PG 431

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER E. BOLLES, 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 23rd day of February, 19 96.

My commission expires 5/23/98 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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER E. BOLLES, JR., 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 for the said ELIZABETH D. BOLLES and is authorized by the said ELIZABETH D. BOLLES to execute this instrument of her behalf.

Witness my hand, at Office, this 23rd day of February, 1996.

NOTARY PUBLIC

My Commission Expires: 5/23/98

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 1996.

MY COMMISSION EXPIRES: 5/23/98 (AFFIX SEAL)

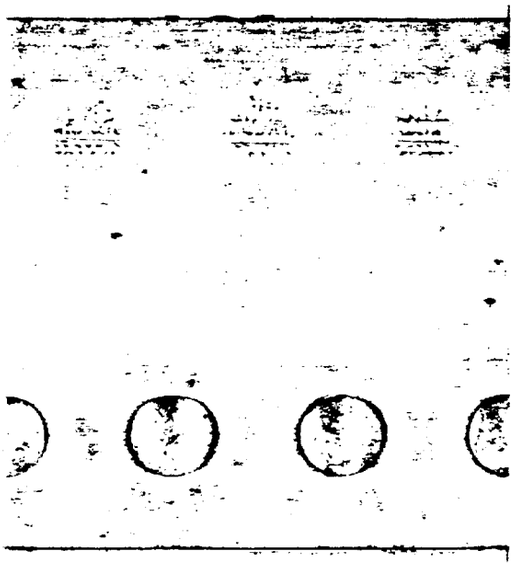
Notary Public

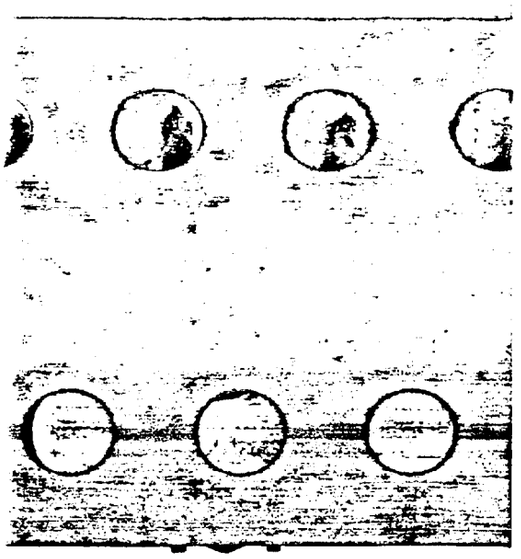
WARRANTY DEED

FROM CHRISTOPHER E. BOLLES, JR. AND WIFE, ELIZABETH D. BOLLES

TO RONALD P. ROGERS AND WIFE, MARY L. ROGERS

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 _____

BOOK 9961 PG 432

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	
	143000.00
CON TX	529.10
PRFEE	1.00
WDEED	8.00
TOTAL	538.10
CHECK	538.10

02/29/96 01 10:50 0001 2639

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0154719
IDENTIF. ↑ REFERENCE

96 FEB 29 AM 10:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1010780