[redacted]

Prepared By: GREATER NASHVILLE TITLE & CLOSING CO.
223 MADISON ST, SUITE 102
MADISON, TN 37115

BOOK 10207 PG 984

Name & Address New Owner:	Send Tax Bills to:
Jerry Lee Rogers	America's Wholesale Lender
210 Sunset Drive	155 North Lake Ave.
Nashville, TN 37207	Pasadena, CA 91109

Tax Map and Parcel Nos.
Map 60-12 Parcel 38

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **I, DEAN E. FLINT, UNMARRIED**, the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **JERRY LEE ROGERS**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in anywise appertaining to the said Grantee, his successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for the year 1996; any and all Easements, Building Setback Lines, Notes, etc, if any, as may be set forth on the Plan of HIGHLAND PARK, BLOCK C, as of record in Book 974, Page 33, Register's Office for Davidson County, Tennessee. Further this conveyance is made subject to an Ingress-Egress Easement over and across a part of Lot Number 32 on said Plan of Highland Park, Block C, said Register's Office, described as follows: BEGINNING at a point in the southerly margin of Sunset Drive marking the northwest corner of Lot No. 32 on said Plan and the northeast corner of Lot No. 31 on said Plan; thence with said margin, South 81 degrees 35 minutes 38 seconds East 10.00 feet to a point; this being the point of beginning of this described Easement; thence with said margin, South 81 degrees 35 minutes 38 seconds East 20.00 feet to an iron rod (new) at the northeast corner of Lot No. 32 and the northwest corner of Lot No. 33; thence with the common line of said lots, South 8 degrees 43 minutes 20 seconds West 20.00 feet to a point; thence leaving said common line and across Lot No. 32 North 36 degrees 26 minutes 09 seconds West 28.21 feet more or less along a diagonal line to the point of beginning, containing 200 square fee, more or less.

GRANTOR does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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 my hand this the 17th th day of SEPTEMBER, 1996.

Dean E. Flint

Dean E. Flint

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named Dean E. Flint, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 17th day of September, 1996.

My Commission expires:
5/23/98

Dawn L. Gregory
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $ 55,000.00 .

Jerry Lee Rogers
Affiant

Sworn to and subscribed before me
this the 17th day of September, 1996.

Dawn L. Gregory
Notary Public

My Commission expires: 5/23/98

4455 09/30 0101 03CHECK 216.50

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lots Nos. 31 and 32 of Block "C" on the Plan of Highland Park, as of record in Book 974, Page 33, Register's Office for Davidson County, Tennessee.

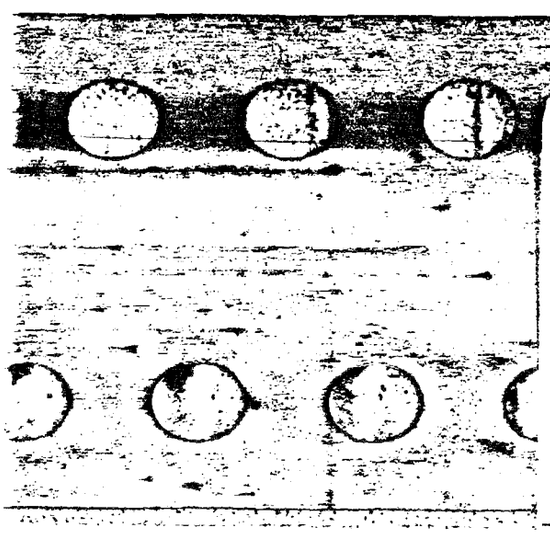
Said Lot Nos. 31 and 32 front together 50 feet on the southerly side of Sunset Drive and run back between parallel lines 150 feet to a dead line.

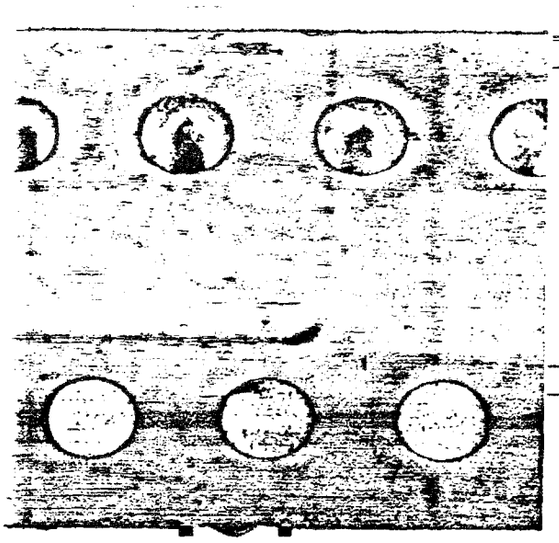
AND INCLUDING AN INGRESS-EGRESS EASEMENT OVER AND ACROSS A PART OF LOT NUMBER 33 OF HIGHLAND PARK, OF RECORD IN BOOK 974, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Beginning at an iron rod (new) in the southerly margin of Sunset Drive, marking the northwest corner of Lot No. 33 of said Plan and the northeast corner of Lot No. 32 and the southwest corner of Lot No. 34; thence with the common line of Lot No. 33 and 34, South 81 degrees 35 minutes 38 seconds East 10.00 feet to a point; thence, leaving said common line, South 8 degrees 43 minutes 20 seconds West 64.00 feet to a point; thence North 81 degrees 35 minutes 38 seconds West 10.00 feet to a point in the common line of Lots 32 and 33; thence with said common line, North 8 degrees 43 minutes 20 seconds East 64.00 feet to the point of beginning.

Being a part of the same property conveyed to Dean E. Flint by Warranty Deed from Beulah Allen by and through her Attorney-in-Fact, Bobbie Gant, of record in Book 10013, Page 350, Register's Office for Davidson County, Tennessee.

0230892
IDENTIFICATION REFERENCE
95 SEP 30 PM 3:20
REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.





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

RECEIVED OF _____

FOR _____

BOOK 10207 PG 987

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 12.00
TOTAL 216.50
CHECK 216.50

09/30/96 01 15:24 0001 4456

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0230892
IDENTIFICATION REFERENCE

96 SEP 30 PM 3:20

REGISTER
DAVIDSON COUNTY, TN.

№ 1071548

No. [redacted]