Box 17

BOOK 10247 PG 512

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 122,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF October 19 96
Notary Public
MY COMMISSION EXPIRES: 9/22/97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS. | SEND TAX BILLS TO. | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas H. Rodgers, II (NAME) | FTB Mortgage Services d/b/a First Tennessee Mortgage Co., Inc. (NAME) | MAP 147-1 |
| 672 Harding Place (ADDRESS) | P.O. Box 613136 (ADDRESS) | PARCEL 66 |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Memphis, TN 38101 (CITY) (STATE) (ZIP) | 6DU18565 |

FOR AND 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, Estate of Estelle B. Woods

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas H. Rodgers, II

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:

Being Lot No. 485 on the Plan of Caldwell Hall, Section VI, as of record in Book 2900, page 148, Register's Office for said County.

Said Lot No. 485 fronts 80 feet on the north side of Harding Place and runs back 175 feet on the west line and 191.25 feet on the east line to a dead line in the rear on which it measures 81.6 feet.

Being the same property conveyed to Raymond O. Woods and wife, Estelle B. Woods by deed from The Kennedy Corp. of record in Book 3371, page 19, Register's Office for Davidson County, TN. The said Raymond O. Woods having predeceased Estelle B. Woods. The said Estelle B. Woods having since died and Eudelle Newport having been appointed Executrix of the estate of record in Will Book 205, page 644, Probate Court for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved ( X ) property, known as 672 Harding Place, Nashville, TN 37211
(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 my hand this 31st day of October 19 96

Estate of Estelle B. Woods
By: Eudelle Newport
Eudelle Newport, Executrix

BOOK 10247 PG 513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eudelle Newport, Executrix

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of October 19 96.

Commission expires 11/22/97

Laura A. Bradley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

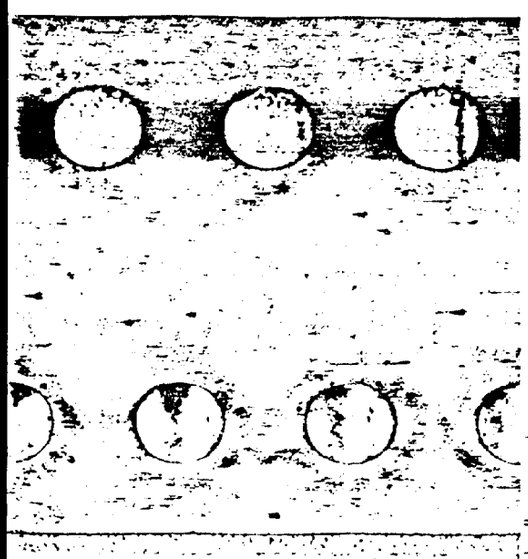
Notary Public

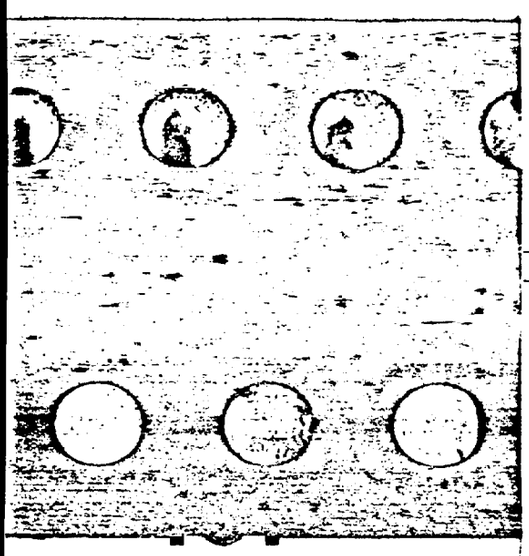


96 NOV -4 AM 10:09
REGISTER
DAVIDSON COUNTY, TN.

0242942
IDENTIF. ↑ REFERENCE

7385 11/04 0101 03CHECK 460.40





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

RECEIVED OF _____

FOR _____

BOOK 10247 PG 514

| | | |
|---|---|---|
| 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 | 122000.00 |
| | | | CON TX | 451.40 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 460.40 |
| | | | CHECK | 460.40 |

11/04/96 01 10:11 0001 7385

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242942 IDENTIF. ↑ REFERENCE

96 NOV -4 AM 10:09

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

**No.** 1084319