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THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

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WARRANTY DEED

Name and Address of New Owner: Lonnie R. Rodgers and Theresa A. Rodgers 1901 Palmer Drive Springfield, Tennessee 37172
Send Tax Bills To: Countrywide Home Loans, Inc. 718 Thompson Lane, Suite 105 Nashville, Tennessee 37204
Street Address of Subject Property: Map-Parcel No: 405 Barclay Square Circle Map 149-5 Antioch, Tennessee 37013 Parcel 32.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JAMES EARL WEBSTER, JR., hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **LONNIE R. RODGERS AND WIFE, THERESA A. RODGERS,** hereinafter called "GRANTEES," their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plat of Barclay Square, Section 3, of record in Book 4675, page 154, as amended in Book 4995, page 682, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Earl Webster, Jr., unmarried, by deed from Frank W. Watts and wife, Sharon K. Watts, of record in Book 9265, page 583, Register's Office for Davidson County, Tennessee.

Diana M. Webster, wife of James Earl Webster, Jr., hereby joins in the execution of this instrument in order to convey any and all marital interest she may have in the subject property.

The conveyance of the above described parcel of land is subject to the following:

1. 1997 Metropolitan Davidson County taxes;

2. All matters shown on the plan of record in Book 4675, page 154, as amended in Book 4995, page 682, Register's Office for Davidson County, Tennessee; and

3. Restrictive covenants of record in Book 4872, page 490, said Register's Office.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, him 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 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.

GRANTEES HEREIN, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust/mortgage made by James Earl Webster, Jr. to Tommie Ferguson, Trustee, securing payment to Troy & Nichols, Inc., which instrument is recorded in the office of the Davidson County Register of Deeds in Book 9265, page 587. For the same consideration, Grantees hereby assume all obligations of James Earl Webster, Jr. under the terms of the instrument creating and securing the loan referred to in the deed of trust/mortgage and also agree to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of Chapter 37, Title 38 of the United States Code and supersedes any state or local law barring or limiting deficiencies following foreclosure of real property. Grantees further agree to the release of any or all prior obligors of the indebtedness above mentioned.

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WITNESS our hands this 31st day of December, 1996.

GRANTEES:

Lonnie R. Rodgers
LONNIE R. RODGERS

Theresa A Rodgers
THERESA A. RODGERS

GRANTORS:

James Earl Webster Jr.
JAMES EARL WEBSTER, JR.

Diana M. Webster
DIANA M. WEBSTER

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 31st day of December, 1996, before me personally appeared Lonnie R. Rodgers and wife, Theresa A. Rodgers, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires May 24, 1997 STATE OF TENNESSEE

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 31st day of December, 1996, before me personally appeared James Earl Webster, Jr. and wife, Diana M. Webster, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires May 24, 1997 STATE OF TENNESSEE

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $70,302.44.

Theresa A Rodgers
Affiant

Subscribed and sworn to before me, this the 31st day of December, 1996.

NOTARY PUBLIC

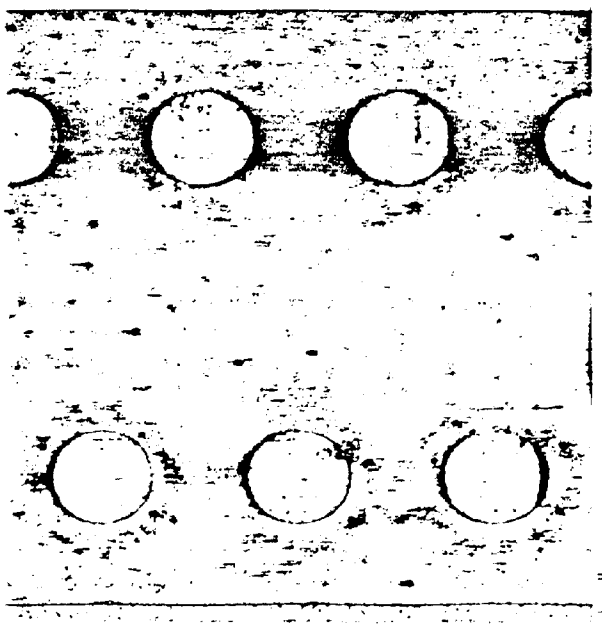
My commission expires: 11-25-2000

NOTARY PUBLIC AT LARGE

0261089
IDENTIF. & REFERENCE

97 JAN -2 PM 3:37
DAVIDSON COUNTY, TN.

$273.12 01/02/97 0101 03CHECK



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

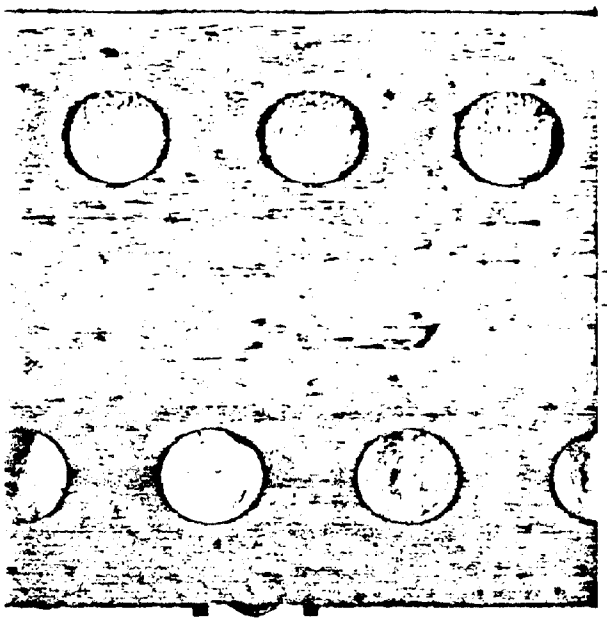
FOR _____

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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
			CHMT	70202.44
			CON TX	260.12
			PRFEE	1.00
			WDEED	12.00
			TOTAL	273.12
			CHECK	273.12

01/02/97 01 15:39 0001 1553



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02611089

IDENTIF. ↑ REFERENCE

97 JAN -2 PM 3:38

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1104100