B-452

WARRANTY DEED

BOOK 10334 PG 237

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,000.00

Shawn M. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: 5-16-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn M. Johnson (NAME)	Tennessee Mortgage Corporation (NAME)	53-13-86
308 Chesterfield Circle (ADDRESS)	139 Charter Place (ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	LaVergne, TN 37086 (CITY) (STATE) (ZIP)	

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, David W. Rodgers and wife, Jennifer D. Rodgers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawn M. Johnson

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:

Land in Davidson County, Tennessee, being Lot No. 19 on the plan of Phase 1, Kimbolton of record in Book 6900 at pages 276-278 as amended in Book 7577 at page 553, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David W. Rodgers and wife, Jennifer D. Rodgers by deed from Andre Babkowski and wife, Ann Babkowski of record in Book 9001, page 55, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is unimproved ( ) improved (X) property, known as 308 Chesterfield Circle, Madison, Tennessee 37115
(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 our hand & this 29th day of January 19 97

David W. Rodgers

Jennifer D. Rodgers

BOOK 10334 PG 238

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David W. Rodgers and wife, Jennifer D. Rodgers

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of January, 19 97

Commission expires 12/16/99

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_____.

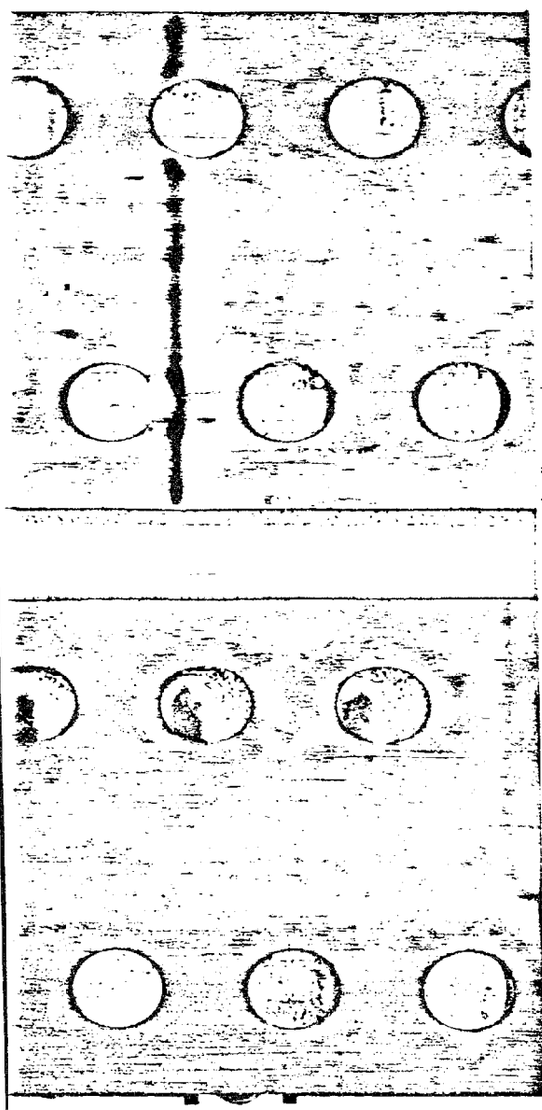
My commission expires _____

Notary Public

02688562
IDENTIFICATION REFERENCE

97 JAN 31 AM 8:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9563 01/31 0101 03CHECK 390.10



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

RECEIVED OF _____

FOR _____

BOOK 10334 PG 239

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 103000.00
				CON TX 381.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 390.10
				CHECK 390.10
			01/31/97 01	08:53 0001 9563

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0268562
IDENTIFICATION REFERENCE

97 JAN 31 AM 8:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1112022