FB12
JLR

FROM: John Alden Rodgers and wife, Elizabeth Moore Rodgers

TO: F. Clay Bailey, Jr. and wife, Joanne G. Bailey BOOK 10368 PG 109

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
F. Clay Bailey, Jr. and		Map 116-15
Joanne G. Bailey	(same)	
437 Westview Avenue		Parcel 18
Nashville, Tennessee 37205		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

F. Clay Bailey

Affiant

Subscribed and sworn to before me, this the 4th day of March, 1997.

Janette J. Rowe

Notary Public

My Comm. Expires: 9/18/99

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, John Alden Rodgers and wife, Elizabeth Moore Rodgers, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto F. Clay Bailey, Jr. and wife, Joanne G. Bailey, hereinafter called "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 part of Lot No. 3 on Block No. 6 on the Plan of the resubdivision of part of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for said County, described as follows:
>
> Beginning at the northwest corner of Glen Eden Drive and Westview Avenue; thence with the westerly margin of said Avenue, northwardly 200 feet to the corner of Lots Nos. 3 and 4; thence westwardly 243 feet, more or less, to the easterly line of Lot No. 2 at a point 25 feet southerly from the southwest corner of Lot No. 4; thence with the easterly line of said Lot No. 2 southwardly 123 feet to the northerly margin of Glen Eden Drive; thence with said Drive, eastwardly 269 feet to the beginning.
>
> Being the same property conveyed to John Alden Rodgers and wife, Elizabeth Moore Rodgers, by deed from Sue Ellen Justus and husband, James Justus, of record in Book 6819, page 564, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Metropolitan Government and Belle Meade City taxes.

2. Sanitary sewer easement granted to the City of Belle Meade, of record in Book 5787, page 130, said Register's Office.

3. All matters shown on the plan of record in Book 974, pages 4 and 5, said Register's Office.

This is improved property known as 437 Westview Avenue, Nashville, Tennessee 37205.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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.

WITNESS its hand this 4th day of March, 1997.

John Alden Rodgers

Elizabeth Moore Rodgers

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 John Alden Rodgers and Elizabeth Moore Rodgers, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 4th day of March, 1997.

Jeanette T. Ramer
NOTARY PUBLIC

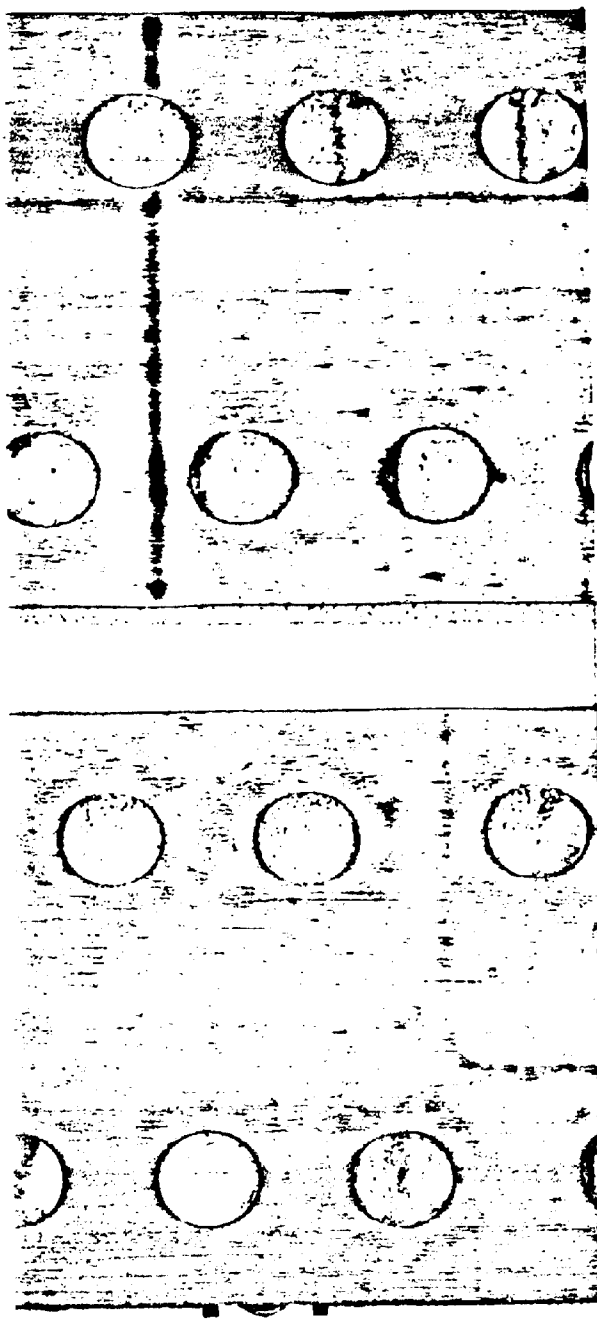
My Commission Expires: 9/18/99

0278673
IDENTIFICATION REFERENCE

97 MAR -4 PM 1:58
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

2450 03/04 0101 03CHECK 1655-50

1017295B
11031603



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

RECEIVED OF _____

FOR _____

BOOK 10368 PG 111

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
445000.00
CON TX 1646.50
PRFEE 1.00
WDEED 8.00
TOTAL 1655.50
CHECK 1655.50

03/04/97 01 14:03 0001 2450

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0278673
IDENTIF. & REFERENCE

97 MAR -4 PM 1:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1122842