BOOK 10384 PG 509

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 93,500.00

Jill D. Rodabaugh
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 14th day of March 1997

Mitchell A. Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
THOMAS L. RODABAUGH 1017 Acklen Avenue Nashville, Tennessee 37203	SAME	MAP 105-9 PARCEL 196

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY THREE THOUSAND FIVE HUNDRED AND NO/100---------- ($ 93,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, SCOTT TROXEL, married, and STEVE MYERS, unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto THOMAS L. RODABAUGH AND WIFE, JILL D. RODABAUGH 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. 21 on the Plan of A. B. Hill's Subdivision of the Plant Lands of record in Book 332, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Scott Troxel, married, and Steve Myers, unmarried, by deed from Rachel Phillips-Barnes, married, of record in Book 10098, page 775, Register's Office for Davidson County, Tennessee.

LORI A. TROXEL, spouse of Scott Troxel, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

8628 03/19 0101 03CHECK 354.95

This is improved property known as 1017 Acklen Avenue, Nashville, Tennessee 37203

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of A.B. Hills' Subdivision of the Plant Lands of record in Book 332, page 65, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 14th day of March, 19 97.

SCOTT TROXEL

STEVE MYERS

LORI A. TROXEL

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 SCOTT TROXEL AND STEVE MYERS AND LORI A. TROXEL, 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 this 14th day of March, 1997.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 _____.

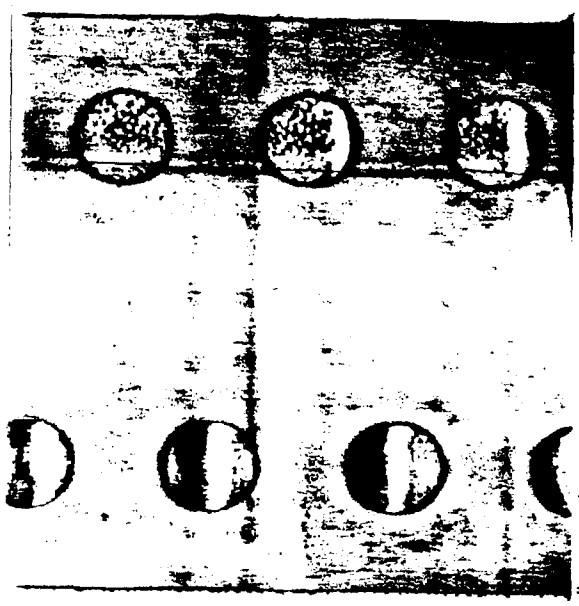
Witness my hand and official seal this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

02844 16
IDENTIFICATION REFERENCE

97 MAR 19 PM 3:11
REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

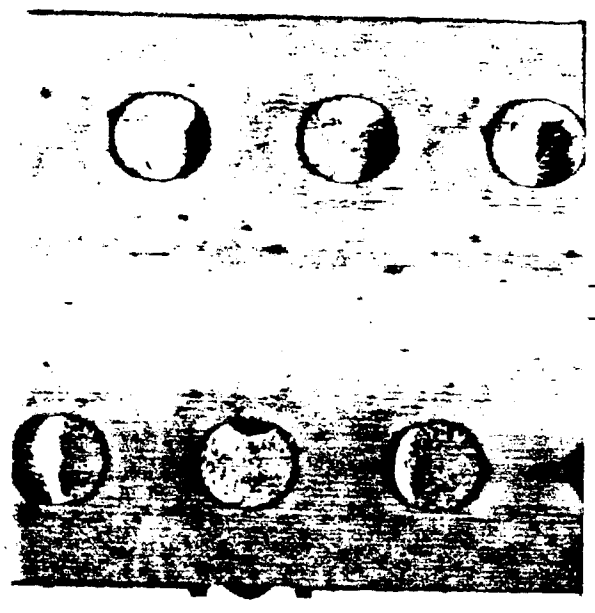
RECEIVED OF _____

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



CAMT 93500.00
CON TX 345.95
PRFEE 1.00
WDEED 8.00
TOTAL 354.95
CHECK 354.95

03/19/97 01 09:15 0001 8628

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0284416
IDENTIF. ↑ REFERENCE

97 MAR 19 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1128949