PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10393 PG 336

W & I Ref: (jb) Title No: 38638
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Monty A. Rogers Julie S. Rogers 420 Claircrest Drive Antioch, Tennessee 37013	SouthTrust Mortgage Corporation 5409 Maryland Way, Ste. 100 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 162-01-F-47

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 79900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer C. Varron and spouse, Frank J. Varron,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Monty A. Rogers and spouse, Julie S. Rogers,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 47 on the Plan of Clairmont Subdivision, Phase 6 of record in Plat Book 7900, Page 44, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Jennifer C. Varron and husband, Frank J. Varron by deed from MCR Development Corporation, a Tennessee Corporation.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6988, Page 542, Book 7269, Page 223, Book 7891, Page 590, Book 8027, Page 258, Book 8027, Page 261, Book 8027, Page 264, and Book 8784, Page 328, and amendment to the By-Laws of record in Book 8108, Page 993, Book 8251, Page 180, said Register's Office, and to the matters set forth in the referenced Plan of record.
This is improved property, known as: 420 Claircrest Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of March, 1997.

Jennifer C. Varron

Frank J. Varron

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State of Tennessee
County of Davidson

On this 31st day of March, 1997, before me the undersigned authority, personally appeared **Jennifer C. Varron** and **Frank J. Varron**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 79900.00

Affiant

Sworn and subscribed before me on the 31st day of March, 1997.

Notary Public

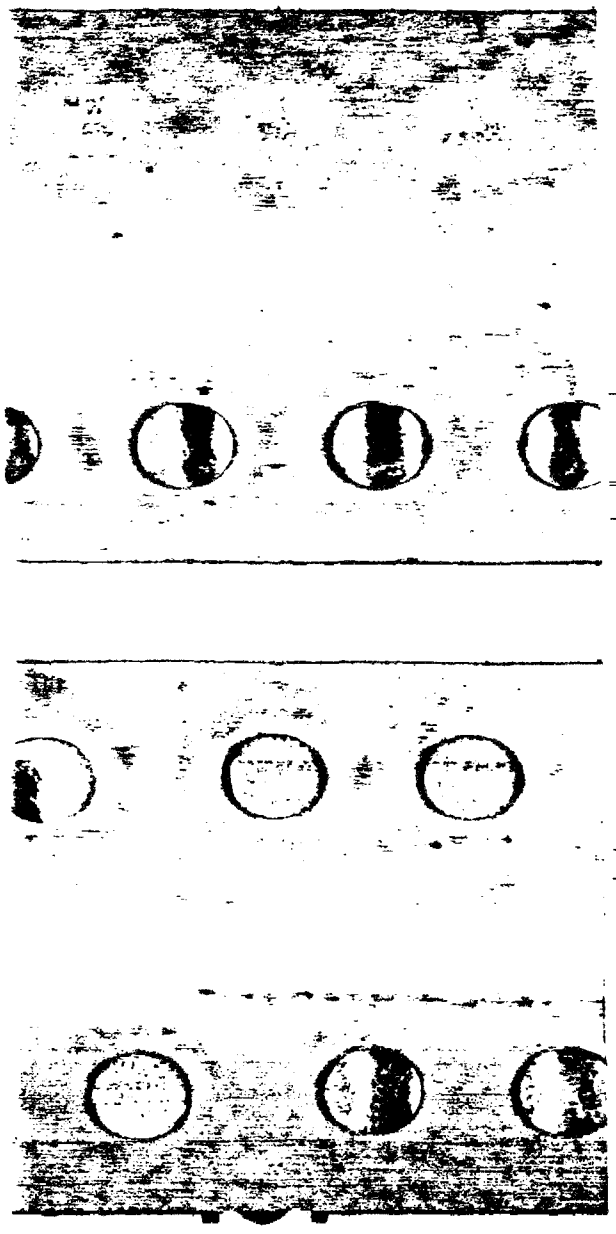
My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

3635 04/01 0101 03DHLSN 3.4-63

97 APR -1 AM 11:02
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
02891 32



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

DEED 300.00
CO TX 295.63
PRFEE 1.00
WDEED 8.00
TOTAL 304.63
CHECK 304.63

04/01/97 01 11:02 0001 3675

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02891 32

IDENTIF. # REFERENCE

97 APR -1 AM 11:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1133907