WARRANTY DEED

BOOK 10405 PG 755

PAM S. ATCHLEY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES JUNE 26, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Jimmy R. Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March 19 97

Pam S. Atchley
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy R. Rogers (NAME)	Resource Bankshares Mortgage (NAME)	MAP 051-12-0
304 Indian Trail (ADDRESS)	3295 River Exchange Drive, #430 (ADDRESS)	PARCEL 088.00
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Norcross, GA 30092 (CITY) (STATE) (ZIP)	FB #11D 69595

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, Nanette Welch and Ernie Wiggers and Connie Hoy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy R. Rogers and Melody C. Rogers

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 the northerly part of Lot Nos. 4 and 5 on the Andrew Jackson's Addition to Montague Park, as of record in Book 547, page 83, Register's Office for said County.

Said parts of said Lots adjoin and front together 100 feet on the easterly side of Indian Trail, and run back between parallel lines with the southerly margin of Blue Grass Avenue, 175 feet to a dead line.

Being the same property conveyed to Nanette Welch and Ernie Wiggers and Connie Hoy by deed from Frankie L. Wiggers of record in Book 8784, page 10, Register's Office, Davidson County, Tennessee.

Subject to a Sanitary Sewer and/or Storm Drainage easement of record in Book 5154, Page 995, said Register's Office.

02909111 IDENTIF. & REFERENCE

97 APR -4 AM 8:17
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5531 04/04 0101 03CHECK 279.10

unimproved ( )
This is improved (X) property, known as 304 Indian Trail, 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 s this 21st day of March 19 97

Nanette Welch
Nanette Welch

Ernie Wiggers
Ernie Wiggers

Connie Hoy
By: Connie Hoy
Nanette Welch, Attorney-in-fact
by Nanette Welch

BOOK 10405 PG 756

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____
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

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 Nanette Welch and Ernie Wiggers, 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 Goodlettsville, Tennessee, this 21st day of March, 1997.

Pam S. Atchley
Notary Public

My Commission Expires:_____

PAM S. ATCHLEY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES JUNE 26, 2000

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 Nanette Welch with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Connie Hoy as her Attorney in Fact as the free act and deed of the within named Connie Hoy.

Witness my hand and official seal at Goodlettsville, Tennessee, March 21, 1997.

Pam S. Atchley
Notary Public

PAM S. ATCHLEY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES JUNE 26, 2000



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10405 PG 757

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 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 8.00
TOTAL 279.10
CHECK 279.10

04/04/97 01 08:21 0001 5531

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0290911
IDENTIFICATION REFERENCE

97 APR -4 PM 8:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1135776