FB 12
JLR

FROM: Suzanne Rodgers Nelms

BOOK 10655 PG 13

TO: John Alden Rodgers

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
John Alden Rodgers 715 Belle Meade Blvd., Apt. AB-1 Nashville, Tennessee 37205	Same	Map 116-7; Parcels 122, 47, 48 and 123

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 $480,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of October, 1999.

Notary Public

My Comm. Expires: 9/18/99

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Suzanne Rodgers Nelms, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey Tract No. I described below and an undivided 1/3 interest in Tract No. II described below unto John Alden Rodgers, hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT NO. I:
Being a parcel of land lying east of Highway 100, south of Sugartree Creek and north of Lynwood Boulevard, more particularly described as follows:

Beginning at a point in the northerly margin of a 50-foot wide proposed street, 201 feet, more or less, northerly from the north line of Lynwood Boulevard; thence in a clockwise direction North 33° East, 356 feet, more or less, to Sugartree Creek; thence with said creek upstream, South 47° East, 57 feet, more or less, to a point; thence South 61° East, 70 feet to a point, the northwest corner of proposed Lot 3; thence South 33° West, with the common line between proposed Lots 2 and 3, 330 feet, more or less, to a point in the northerly margin of a 50-foot wide proposed street; thence North 57° West, 50 feet from and parallel to the northerly line of Royal Oaks, Resubdivision of Lots 3 through 10, 105 feet to a point; thence with a curve to the left having a radius of 215 feet, 20 feet to the point of beginning, and containing 1.0 acres, more or less.

TRACT NO. I being the same property conveyed to Suzanne Rodgers Nelms by deed from Susie Boston Rodgers, a widow, of record in Book 5512, page 441, said Register's Office.

TRACT NO. II:
Being a parcel of land in the City of Belle Meade, Second Civil District, Twenty-Fourth Councilmanic District, Davidson County, Tennessee, located on the easterly side of Lynnwood Boulevard, north of First Street and being a part of Lot No. 1 as shown on the plan of Royal Oaks Land Company's Subdivision of the Baker Tract as of record in Book 421, Pages 102 and 103, Register's Office for said County, and a part of Lot No. 3 as shown on the plan of Mrs. Sarah E. Williams' land as of record in Book 161, Page 50, said Register's Office, and

being more particularly described according to a survey made by Mark E. Sawyer, Registered Land Surveyor No. 1649, dated February 1, 1994, as follows:

BEGINNING at an iron pin in the easterly right-of-way line of Lynnwood Boulevard, said iron pin being northerly 151.5 feet, more or less, from the northerly right-of-way line of First Street; THENCE, with said easterly right-of-way line N01°24'19"E, 82.54 feet to an iron pin; THENCE, continuing with said line S81°56'07"W, 38.81 feet to an iron pin; THENCE, leaving said line with the southerly line of property conveyed to Joanne Singer by deed of record in Book 8511, Page 776, said Register's Office, N38°29'34"E, 20.76 feet to an iron pin; THENCE, continuing with said line N41°39'45"E, 431.74 feet to an iron pin in the westerly line of Phase I, Westchase, as of record in Book 5200, Page 578, said Register's Office; THENCE, with said line S38°36'05"E, 96.75 feet to a point; THENCE, leaving said line with the northerly line of property conveyed to Suzanne Rodgers Nelms by deed of record in Book 5512, page 441, said Register's Office, S33°32'05"W, 340.70 feet to a point; THENCE, with the westerly line of said Nelms property S57°17'54"E, 125.00 feet to a point; THENCE, with the southerly line of said Nelms property N33°22'49"E, 317.39 feet to a point in the westerly line of the aforementioned Phase I, Westchase; THENCE, with said line the following calls: S52°50'15"E, 125.00 feet to a point; S47°20'15"E, 103.00 feet to a point; S64°30'15"E, 120.00 feet to a point; S50°30'14"E, 170.00 feet to a point; S34°20'12"E, 33.31 feet to a point; THENCE, leaving said line with the northerly line of property conveyed to John Alden Rodgers by deed of record in Book 8262, Page 913, said Register's Office, the following calls: S31°42'06"W, 220.46 feet to a point; N78°19'13"W, 59.86 feet to a point; With a curve to the right 125.67 feet to a point in the easterly line of Lot No. 4 as shown on the plan of Resubdivision of Lot Nos. 3 thru 10, Royal Oaks, as of record in Book 3700, Page 1, said Register's Office, said curve having a central angle of 179°59'58", a radius of 40.00 feet, and a chord of S32°59'59"W, 80.00 feet; THENCE, with said line N57°00'00"W, 230.40 feet to a concrete monument; THENCE, with the easterly line of Lot No. 2 as shown on the plan of Royal Oaks Subdivision as of record in Book 421, Page 102, said Register's Office, N57°36'03"W, 196.33 feet to an iron pin; THENCE, with the easterly line of Lot No. 1 as shown on said plan N57°08'02"W, 182.47 feet to an iron pin; THENCE, with the northerly line of said Lot No. 1, S86°08'57"W, 118.83 feet to the point of beginning; Containing 250,385 square feet or 5.75 acres, more or less.

TRACT NO. II being part of the same property conveyed to Susie Boston Rodgers, by deed from Royal Oaks Apartment Company, a corporation, of record in Book 1136, page 40, said Register's Office; the same property conveyed to Susanne Rodgers Nelms, Robert B. Rodgers, Susie Boston Rodgers and John Alden Rodgers by deed from James M. Fischer, Jr., of record in Book 4912, page 308, said Register's Office; and the same property conveyed to Susie Boston Rodgers, by deed from John Alden Rodgers, of record in Book 5788, page 64, said Register's Office.. The said Susie Boston Rodgers having since died. By the will of Susie Boston Rodgers of record in Will Book 187, page 624, Probate Court for Davidson County, Tennessee, said property was conveyed to John Alden Rodgers, Robert B. Rodgers and Suzanne Rodgers Nelms. By Disclaimer of Interest in Decedent's Estate, of record in Book 9324, page 289, said Register's Office, Robert B. Rodgers renounced fifty percent of the bequest made to him under the will of Susie Boston Rodgers and his interest was conveyed to Robert B. Rodgers, Jr., Richard A. Rodgers, Wendy R. Coppedge and Deborah R. Warren. The said Robert B. Rodgers has since died. By the will of Robert B. Rodgers of record in Will Book 192, page 449, Probate Court for said County, his remaining interest was conveyed to Eleanor Hovey Rodgers. By deed of record in Book 9776, page 912, said Register's Office, Eleanor Hovey Rodgers conveyed her interest to Robert B. Rodgers, Jr., Deborah R. (Warren) Murrey, Richard A. Rodgers and Wendy R. Coppedge, as equal tenants in common. By deed of record in Book 9816, page 875, said Register's Office, Wendy R. Coppedge conveyed 1/2 of her undivided interest to Debbie R. Murrey and Robert B. Rodgers, Jr., as equal tenants in common.

The above described property is not the usual place of residence of the Grantor.

260055.01

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

1. 1997 Metropolitan Government and Belle Meade City taxes.

2. Easement for ingress and egress of record in Book 5489, page 783, said Register's Office. (Tract I)

3. Channel easement for excavation work related to Sugartree Creek, of record in Book 5802, page 874, as re-recorded in Book 5911, page 764, said Register's Office. (Tract I)

4. Sanitary sewers and/or storm drainage easement and a temporary construction easement of record in Book 6975, page 16, said Register's Office. (Tract I)

5. Channel easement for excavation work related to Sugartree Creek, of record in Book 5802, page 862, as re-recorded in Book 5911, page 757, and Book 5802, page 890, as re-recorded in Book 5911, page 785, said Register's Office. (Tract II)

6. Sanitary sewers and/or storm drainage easement and a temporary construction easement of record in Book 6975, pages 31 and 34, said Register's Office. (Tract II)

This is property located on Lynnwood Boulevard, 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 GRANTEE, his heirs and assigns, forever, and GRANTOR further covenants and binds herself, her representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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 my hand this 17th day of October, 1997.

Suzanne Rodgers Nelms
Suzanne Rodgers Nelms

2778 10/22 0101 03CHECK 1789.00

STATE OF TEXAS)
COUNTY OF HARRIS)

On this 17th day of October, 1997, before me, a notary public of the state and county aforesaid, personally appeared Suzanne Rodgers Nelms, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at office in Houston, Texas, this 17th day of October, 1997.

Daniel W. Woods
NOTARY PUBLIC

My Commission Expires:_____

DANIEL W. WOODS
Notary Public, State of Texas
My Commission Expires
SEPTEMBER 20, 1998

0361726
IDENTIF. & REFERENCE

97 OCT 22 PM 4:09
FELIA Z. REGISTER
DAVIDSON COUNTY, TN.

260055.01

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

RECEIVED OF _____

FOR _____

BOOK 10655 PG 16

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
480000.00
CON TX 1776.00
PRFEE 1.00
WDEED 12.00
TOTAL 1789.00
CHECK 1789.00
10/22/97 01 15:59 0001 2778

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0361726
IDENTIF. ↑ REFERENCE

97 OCT 22 PM 4:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1212049