FB 12
JLR

FROM: John Alden Rodgers

BOOK 10748 PG 310

TO: Tom R. Steele and wife, Katie G. Steele, and
J. Hunter Atkins and wife, Leigh Z. Atkins

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Tom R. Steele and Katie G. Steele, J. Hunter Atkins and Leigh Z. Atkins 2809 Valley Brook Place Nashville, Tennessee 37215	SAME	Map 116-7, Parcel

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 $350,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of January , 1998.

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, I, John Alden Rodgers, hereinafter called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Tom R. Steele and wife, Katie G. Steele, as tenants by the entirety, as to an undivided one-half interest, and J. Hunter Atkins and wife, Leigh Z. Atkins, as tenants by the entirety, as to an undivided one-half interest, 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 Lot No. 3 as shown on the Plan of Millrace Subdivision, of record in Book 9700, page 492, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.
>
> Being part of the same property conveyed to John Alden Rodgers by deeds from Suzanne Rodgers Nelms, Deborah R. Murrey, Richard A. Rodgers, Robert B. Rodgers, Jr. and Wendy R. Coppedge, of record in Book 10655, pages 13, 17, 21, 25 and 29, said Register's Office.
>
> The property described above is not the usual place of residence of the Grantor.

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

1. 1998 Metropolitan Government and Belle Meade City taxes.

2. All matters as shown on the plan of record in Book 9700, page 492, said Register's Office.

3. Terms conditions, easements, rights and liens as set forth in the Declaration of Protective Covenants, Conditions and Restrictions for Millrace Subdivision, and the By-Laws appended thereto, of record in Book 10656, page 220, said Register's Office.

4. Channel easement for excavation work related to Sugartree Creek, of record in Book 5802, page 862, as re-recorded in Book 5911, page 757, Book 5802, page 874, as re-recorded in Book 5911, page 769, and Book 5802, page 890, as re-recorded in Book 5911, page 785, said Register's Office.

5. Sanitary sewer and/or storm drainage easement, and any temporary construction easements of record in Book 6975, page 31, said Register's Office.

This is unimproved property known as Lot 3 Millrace Subdivision, 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 GRANTOR does covenant with the said GRANTEES that they are lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs, assigns, 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 his hand this 6th day of January, 1998.

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

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day of January, 1998.

Jeanette L. Raner
NOTARY PUBLIC

My Commission Expires: 9/18/99

9081 01/06 0101 03 CHECK 1304.00

038741 3
IDENTIFICATION REFERENCE

98 JAN -6 PM 2:22
REGISTER
DAVIDSON CO. TN.

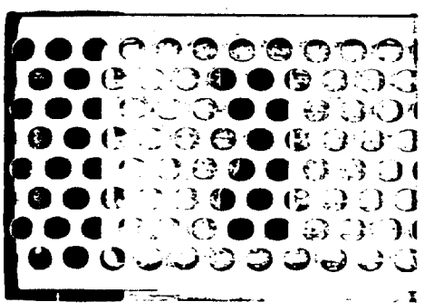
277595.01

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

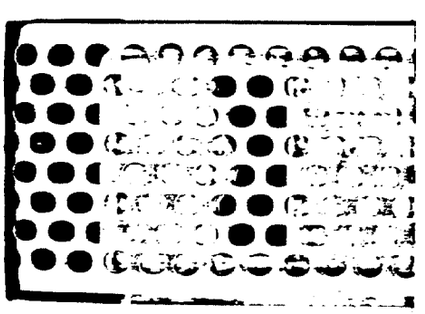
FOR _____

BOOK 10748 PG 312

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	
				350000.00
			CON TX	1295.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1304.00
			CHECK	1304.00
01/06/98	01		14:24 0001	9081

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



038713 IDENTIF. ↑ REFERENCE

98 JAN -6 PM 2:22

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1239758