File Box 24

WARRANTY DEED

STATE OF TENNESSEE BOOK 10819 PG 176
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 19 98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. (AFFIX SEAL)

Notary Public

MY COMMISSION EXPIRES: 5-23-98

My Commission Expires 5/23/98

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lafayette G. Richardson (NAME)	FT Mortgage Companies d/b/a Sunbelt (NAME) National Mortgage	MAP 83-6
2012/2014/2016/2018 Franklin Ave. (ADDRESS)	111 Westwood Place (ADDRESS)	PARCEL 289
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	27W 05195

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, Michael S. Rogers and wife, Courtney L. D. Rogers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lafayette G. Richardson, a single person

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 the Northerly Part of Lot 5, H. B. Blue's Subdivision of South Part of Lot No. 2, Brownsville Addition as of record in Book 161, Page 134, Register's Office, Davidson County, Tennessee and further described as follows:

BEGINNING at a point in the Northwesterly margin of Porter Road; said point being the Southeasterly corner of the herein described tract; thence in a Westerly direction 170.6 feet to a point of an alley; thence in a Northerly direction 50 feet to a point; thence in a Easterly direction 195.4 feet to a point in the Northwesterly margin of Porter Road; thence with said margin of said Porter Road; 54.5 feet to the point of beginning.

Being the same property conveyed to Michael S. Rogers and wife, Courtney L. D. Rogers by deed from Gregory B. Pitts and wife, Virginia N. Pitts of record in Book 9753, Page 601, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

unimproved ( )
This is improved (X) property, known as 2012/2014/2016/2018 Franklin Ave, Nashville, TN 37206
(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 25th day of February 19 98

Michael S. Rogers

Courtney L. D. Rogers

BOOK 10819 PG 177

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 Michael S. Rogers and wife, Courtney L. D. Rogers

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 Nashville, Tennessee, this 25th day of February 19 98.

Commission expires 5-23-98

Notary Public

TINA D. BROWN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 5/23/98

STATE OF TENNESSEE
COUNTY OF

Before me, _____ Notary Public of said 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 _____

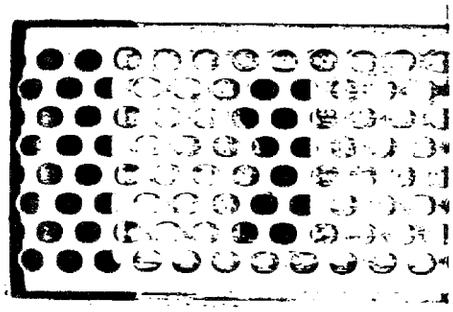
Notary Public

98 MAR -3 PM 1:56

RECEIVED & RECORDED

04071511

0259 03/03 0101 03CHECK 500.65



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

RECEIVED OF _____

FOR _____

BOOK 10819 PG 178

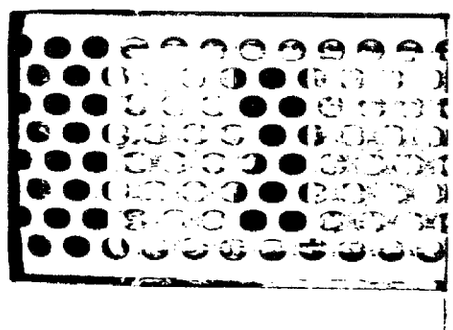
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CASH
154500.00
CON TX 571.65
PRFEE 1.00
MISC 1.00
TOTAL 330.65
CHECK 330.65

03/03/98 01 13:55 0001 0259

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0407151
IDENTIF. # REFERENCE
98 MAR -3 PM 1:56

No. 1260696