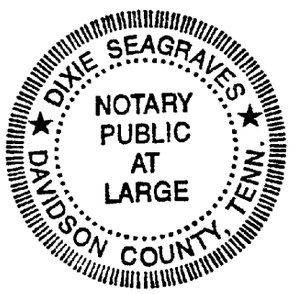
BOOK 10894 PG 976

File Box 24

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

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
Teatra T. Ivy (NAME)	The Money Centre, Inc. (NAME)	MAP 83-4
2311 Carter Avenue (ADDRESS)	10504 Park Road (ADDRESS)	PARCEL 99
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Charlotte, NC 28210 (CITY) (STATE) (ZIP)	15DA 38077

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 Teatra T. Ivy and husband, Vernon Ivy

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 a tract of land on the Northerly side of Carter Avenue and being parts of lots 54 & 55 on the plan of Brownsville of record in Plat Book 21, Page 9, R.O.D.C.T and being all of the property described in Book 10352, Page 321, Register's Office, Davidson County, Tennessee.

Said part of lots join and front together 88 feet in the centerline of Carter Avenue and run back between parallel lines 485 feet to a line in the rear measuring 88 feet.

Being the same property conveyed to Michael S. Rogers and wife, Courtney L.D. Rogers by deed from Alvin J. McCloud, Jr. of record in Book 10352, Page 321, Register's Office, Davidson County, Tennessee.

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

This conveyance is subject to sanitary sewers and/or storm drainage, of record in Book 4110, Page 742, said Register's Office.

This conveyance is made subject to that portion of the property extending into the center of Carter Avenue.

unimproved ( )
This is improved (X) property, known as 2311 Carter Avenue, 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 17th day of April 19 98

Michael S. Rogers

Courtney L.D. Rogers

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 17th day of April 19 98.

Commission expires 1-26-2002

Dixie Seagraves
Notary Public

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

042167
IDENTIF. & REFERENCE

98 APR 22 PM 12:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6930 04/22 01:01 03CHECK 440.4

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

RECEIVED OF _____

FOR _____

BOOK 10894 PG 978

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	
				116600.00
			CDN TX	431.42
			PRFEE	1.00
			WDEED	8.00
			TOTAL	440.42
			CHECK	440.42
04/22/98	01		12:57 0001	6930

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0428167
IDENTIF. # REFERENCE

98 APR 22 PM 12:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1283057