THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10959 PG 510

The actual consideration or value, whichever is greater, for this transfer is $ 253,250.00

Stephen T. Rogers
Affiant

Subscribed and sworn to before me, this 28th day of May 1998

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
STEPHEN T. ROGERS 304 Fairfax Avenue Nashville, Tennessee 37212	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 104-6 PARCEL 94

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY THREE THOUSAND TWO HUNDRED FIFTY AND NO/100-------- ($ 253,250.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, RICHARD L. BOLSOM AND WIFE, VICKI A. BOLSOM

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto STEPHEN T. ROGERS AND WIFE, SHERYL L. 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:

BEING Lot No. 60 and the westerly 5.0 feet of Lot No. 59 on the Map of Bransford Realty Company's West End Heights Subdivision of record in Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee.

SAID Lot No. 60 and part of Lot No. 59 adjoin and front together 65.0 feet on the northerly side of Fairfax Avenue and run back between parallel lines 195.0 feet to an alley.

BEING the same property conveyed to Richard L. Bolsom and wife, Vicki A. Bolsom, by deed from Michael J. Lichtenstein and wife, M. Mary Flannagan, of record in Book 7933, page 508, Register's Office for Davidson County, Tennessee.

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This is improved property known as 304 Fairfax Avenue, Nashville, Tennessee 37212

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.

GRANTORs COVENANT___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Bransford Realty Company's West End Heights S/D of record in Book 332, page 124, Register's Office for Davidson County, Tennessee.

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GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 28th day of May, 19 98.

RICHARD L. BOLSOM

VICKI A. BOLSOM

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 RICHARD L. BOLSOM AND WIFE, VICKI A. BOLSOM, 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 this 28th day of May, 19 98.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

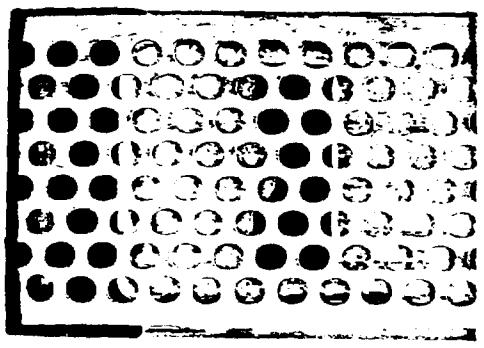
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

5331 06/03 0101 03CHECK 946.0



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10959 PG 512

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CD 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

253250.00

CDN TX 937.03

PRFEE 1.00

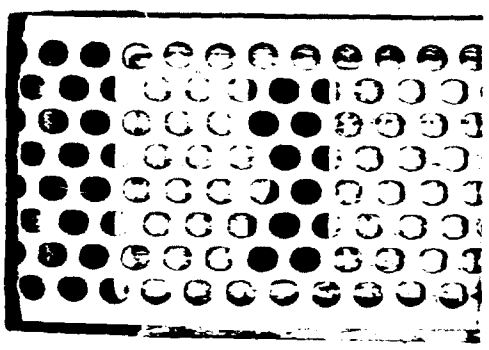
WDEED 8.00

TOTAL 946.03

CHECK 946.03

06/03/98 01 10:34 0001 5331

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0445460

IDENTIF. & REFERENCE

98 JUN -3 AM 10:32

No. 1301256