2251
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WARRANTY DEED

Map 133-07
Parcel 109

Date: January 22, 1999

Grantor: **BETTYE O. AKIN RODGERS**

Grantor's mailing address: (INCLUDING COUNTY) 7350 HAWK ROAD
FLOWER MOUND, TX 75028

Grantee: **JAY D. RODGERS**

Grantee's mailing address: (INCLUDING COUNTY) 7350 HAWK ROAD
FLOWER MOUND, TX 75028

99 FEB -1 PM 3:46
ALL GRANTEE'S ADDRESS
DAVIDSON COUNTY
REGISTER
DAVIDSON COUNTY, TN.
IDENTIF. & REFERENCE
0543417

Consideration:

The sum of Ten and No/100 ---($10.00) and other good and valuable consideration, and the further consideration of:

ALL CASH

Property: (INCLUDING ANY IMPROVEMENTS)

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Glencoe Acres, Section I, as of record in Book 1835, pages 136, 137, and 138, Register's Office for said County, described as follows:

Beginning on the southerly margin of Antioch Pike, at the corner of Lots Nos. 54 and 55; thence with the line between said two lots, southwardly 125 feet to the corner of Lots Nos 53, 54, and 55; thence with the line between Lots Nos. 53 and 54; westerwardly 119.9 feet to the easterly margin of Mimosa Drive; thence with same, northwardly 106.6 feet to the beginning of a curve thence around said curve with a radius of 25 feet, northeastwardly 39.3 feet to the southerly margin of Antioch Pike, thence with same, easterwardly 99 feet to the beginning.

Being the same property conveyed to W. J. Ferrell and wife, Dorothy R. Ferrell, by deed from C.M. Jolly and wife, Irma Sedberry Jolly, of record in Book 2392, Page 596, Register's Office for Davidson County, Tennessee. ★ See below

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to any and all easements, reservations, restrictions, conditions and matters of record as same may affect the herein described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When context requires singular nouns and pronouns include the plural.

9877 02/01 0101 03CHECK 10.00

Bettye O. Akin Rodgers
Bettye O. Akin Rodgers

★ Also, being the same property conveyed to Bettye O. Akin by deed recorded in Book 5285, Page 421, R.O.D.C., Tn.

(ACKNOWLEDGEMENT)

BOOK 11320 PAGE 179

STATE OF TEXAS

COUNTY OF Denton

This instrument was acknowledged before me on the 26 day of January, 1999, by Bettye O. Akin Rodgers.

Holyn L. Bradford

Notary's Printed Name: Holyn L. Bradford

Notary's Commission Expires: 11-2-2001

AFTER RECORDING RETURN TO:

Jay D. Rodgers
7350 Hawk Road
Flower Mound, TX 75028

HOLYN L. BRADFORD
NOTARY PUBLIC
STATE OF TEXAS
COMMISSION EXPIRES
November 2, 2001