BOOK 11320 PAGE 180

2251

Prepared by the State Bar of Texas for use by lawyers only.
Revised 10-85
©1985 by the State Bar of Texas

9878 02/01 0101 03CHECK 159.00

WARRANTY DEED

Date: January 22, 1999

Map 133-07
Parcel 109

Grantor: **JAY D. RODGERS**

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

Tax Bills

Grantee: **RODGERS FAMILY LIMITED PARTNERSHIP**

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

99 FEB -1 PM 3:46
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. REFERENCE 05434418

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Bettye Boston
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 1999.

J. Crandall
Deputy Register

Jay D. Rodgers
Jay D. Rodgers

* BEING THE SAME PROPERTY CONVEYED TO BETTYE O. AKIN by deed recorded in Book 5285, PAGE 421., R.O.D.C., TN. ALSO being the same property conveyed from BETTYE O. AKIN RODGERS to JAY D. RODGERS by deed recorded in Book 11320, PAGE 178, R.O.D.C., TN.

(ACKNOWLEDGEMENT)

STATE OF TEXAS

COUNTY OF Denton

This instrument was acknowledged before me on the 26th day of January, 1999, by Jay D. Rodgers.

Holyn L. Bradford

Notary's Printed Name: Holyn L. Bradford

Notary's Commission Expires: 11-2-2001

AFTER RECORDING RETURN TO:

Rodgers Family Limited Partnership
7350 Hawk Road
Flower Mound, TX 75028

HOLYN L. BRADFORD
MY COMMISSION EXPIRES
November 2, 2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11320 PAGE 182

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

054348
IDENTIFICATION REFERENCE
99FEB-1 PM 3:46
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	159.00
CHECK	159.00

02/01/99 01 15:44 0001 9878

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1419240