THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 127,000.00

William D. Rodgers, Jr.
Affiant

Subscribed and sworn to before me, this 28th day of April, 2000

Jennifer Dunlap
Notary Public

My Commission Expires: 5/27/2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
WILLIAM D. RODGERS, SR. 5128 Village Trace Nashville, Tennessee 37211	Franklin American Mortgage Co. 501 Corporate Centre Dr., Ste. 400 Franklin, TN 37067	MAP 161-10-O-A PARCEL 166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY SEVEN THOUSAND AND NO/100---------- ($ 127,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, SUSAN RAE STEGALL AND HUSBAND, DARRYL WALTZER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WILLIAM D. RODGERS, SR. AND WIFE, CAROL R. RODGERS 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. 165 on the Plan of Villages of Brentwood, Phase Two, of record in Book 6250, page 169, as corrected in Book 8484, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Susan Rae Stegall and husband, Darryl Waltzer, by deed from Steven W. Hennesy and wife, Pamela J. Hennesy, of record in Book 10631, page 303, Register's Office for Davidson County, Tennessee.

Instr:200005020043941 Page: 1 OF 2
REC'D FOR REC 05/02/2000 1:57:04PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $469.90

This is improved property known as 5128 Village Trace, Nashville, Tennessee 37211

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 a 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 Villages of Brentwood, Phase Two of record in Book 6250, page 169 *, Register's Office for Davidson County, Tennessee.
*as corrected in Book 8484, page 140

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 April, 2000.

SUSAN RAE STEGALL

DARRYL WALTZER

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 SUSAN RAE STEGALL AND HUSBAND, DARRYL WALTZER, 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 April, 2000.

My Commission Expires: 1-25-03

Notary Public

PATRICIA A. RICHARDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____.

My Commission Expires: _____

Notary Public