Davidson County DEEDWARR
Recvd: 10/09/02 16:33 2pgs
Fees:13.00 Taxes:2164.50
20021009-0123932

PREPARED BY (AND RETURN TO):

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W & I Ref:(ST) Title No: 43802
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Edwin C. Rodgers Harriet Rodgers 3819 Estes Road Nashville, Tennessee 37215	Suntrust Bank 201 Fourth Avenue North Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 116-12-095

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$585,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lucius E. Burch IV and spouse, Paula P. Burch,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Edwin C. Rodgers and spouse, Harriet Rodgers** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract 1:

Land in Davidson County, Tennessee, being part of Lot No. 17 of Block "D" on the Map of Woodmont Lane Homesites, of record in Book 1130, Page 13, of the Register's Office for said County and described according to a copy of a survey thereof made March 24, 1976 by John Kohl, Surveyor, Tennessee No. 106 and according to survey dated January, 1994, by W.B. Granstraff, Surveyor; and described according to a survey made by Campbell, McRae and Assoc. Surveying, Inc., dated 1/12/95, License No. 1673, whose address is 2424 21st Ave. South, Ste. 201, Nashville, TN 37212, as follows:

Beginning at a point in the northerly margin of Abbott-Martin Road, the common corner of Lot Nos. 17 and 18; thence with the north margin of Abbott-Martin Road eastwardly 44.9 feet to a concrete monument at the beginning of a curve; thence around said curve in a northeasterly direction 31.5 feet to another concrete monument in the westerly margin of Estes Avenue; thence with the margin of Estes Avenue northwardly 110.00 feet to a point, the common corner of Lot Nos. 16 and 17; thence northwestwardly 187.20 feet to the intersection of Lot Nos. 17 and 18 at a point which is 17.56 feet from the rear common corner of said lots to a point in the line between Lot Nos. 18 and 25; thence with the common line between Lot Nos. 17 and 18; southeastwardly 220.45 feet to the point of beginning.

Tract 2:

Also conveyed herewith is a permanent easement, running with the land, in and to a triangular portion of Lot No. 18 of Block "D" in the map of Woodmont Lane Homesites, recorded in Book 1130, Page 13, Register's Office for Davidson County, Tennessee, consisting of 1,161 square feet and described as follows:

Beginning at a point in the northerly margin of Abbott-Martin Road, said point being the common front corners of Lot Nos. 17 and 18; thence North 28 degrees 15 minutes 01 seconds West 72.89 feet with said common lot lines to a point; thence, South 03 degrees 00 minutes 45 seconds west 65.36 feet to a point; thence South 21 degrees 27 minutes 23 seconds East 7.26 feet to a point in the northerly margin of Abbott-Margin Road; thence South 87 degrees 36 minutes 00 seconds East with said margin of said road 34.57 feet to the point of beginning.

This easement is granted for the purpose of use for ingress and egress by the owner of Lot No. 17 and also for use as a greenbelt serving Lot No. 17. The owner of Lot No. 17 will maintain the easement area. No fences, obstructions or improvements of any kind, other than a driveway, will be constructed on said easement area.

Being the same property conveyed to Lucius E. Burch, IV and wife, Paula P. Burch by deed from J. Richard Bacon and wife, Geneen Bacon of record in Book 10726, Page 922, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130 Page 13, said Register's Office, which Plan shows a 60 foot minimum building setback line from Estes Road as amended to 25 feet by instrument of record in Book 9190, Page 667 and a 40 foot minimum setback line from Abbott Martin; and a 10 foot easement for public utility purposes along the rear line of said lot; Restrictions of record in Book 9578, Page 956, said Register's Office.

This is improved property, known as: 3819 Estes Road, Nashville,, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of September, 2002.

Lucius E. Burch IV

Paula P. Burch

State of TENNESSEE
County of DAVIDSON

On this 26th day of September, 2002 , before me the undersigned authority, personally appeared Lucius E. Burch IV and Paula P. Burch , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $585,000.00

Harriet B. Rodgers
Affiant

Sworn and subscribed before me this the 26th day of September, 2002

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

My Commission Expires MAY 30, 2004