File #200480012

BOX 50-B

~~PREPARED~~ BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

KIMBERLY A. BAEZ
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2004.

Notary Public

MY COMMISSION EXPIRES: 01/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1517 Hunt Club Blvd, Suite 100, Gallatin, TN 37066

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Cook Rodgers and Corey Elizabeth Hicks	SunTrust Mortgage, Inc.	Map: 103-3-101
(NAME)	(NAME)	
5005 Dakota Avenue	201 Fourth Avenue N., 7th Floor	Parcel:
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Nashville, TN 37219-2011	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BARBRA S. THOMPSON, A SINGLE PERSON,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ANDREW COOK RODGERS, UMMARRIED, AND COREY ELIZABETH HICKS, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being part of Block 18, on the Plan of The Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition to Nashville, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING on the southerly margin of Dakota Avenue, formerly Fourth Avenue, 110 feet westwardly from the westerly margin of Fiftieth Avenue North, formerly Ninth Street; thence with the southerly margin of Dakota Avenue, westwardly 50 feet; thence southwardly parallel with Fiftieth Avenue, 160 feet; thence eastwardly parallel with Dakota Avenue, 50 feet; thence northwardly 160 feet to the point of BEGINNING.

Being the same property conveyed to Barbra S. Thompson, a single person by Warranty Deed dated June 30, 1994 of record in Book 9394, Page 901, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
All matters shown on plat of record in Plat Book 421, Page 18; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 5005 Dakota Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and 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, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of February, 2004.

Barbra S. Thompson by Cindy Fox Attorney-in-Fact

Barbra S. Thompson, by Cindy Fox, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 02/11/04 12:09 2pgs
Fees:13.00 Taxes:656.75

20040211-0016538

STATE OF Tennessee

COUNTY OF Sumner

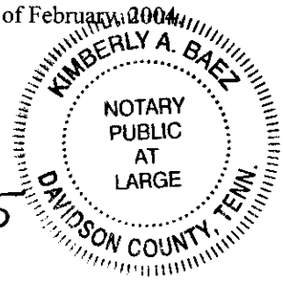
On this 6th day of February, 2004, before me personally appeared Cindy Fox, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Barbra S. Thompson and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book *, Page _____, Register's Office of Davidson County, Tennessee.

* 20040211-0016537

Witness my hand and official seal, this 6th day of February, 2004.

Kimberly A. Baez

Notary Public



My Commission Expires: 1-29-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066