FILE BOX 3 BOOK 4874 PAGE 687

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Steven E. LaSuer, et ux	Mortgage Associates, Inc.	3D 40960
(NAME) 2145 Guaranty Drive	(NAME) 1835 Savoy Drive, N.E., #300	95 - 2
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37214	(STREET ADDRESS) Atlanta, Georgia 30341	9
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------DOLLARS

Cash paid by Steven E. LaSuer and wife, Nancy A. LaSuer, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, James H. Rose and wife, Evelyn E. Rose,
have bargained and sold, and by these presents do transfer and convey unto the said
Steven E. LaSuer and wife, Nancy A. LaSuer,
the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 52 on the Plan of Donelson Hills Subdivision as of record in Book 2331, page 23, Register's Office for said County.

Said Lot No. 52 was conveyed to James H. Rose by quitclaim deed from Betty C. Rose, of record in Book 4551, page 438, Register's Office for Davidson County, Tennessee.

DEC 12 CONV 26,800.00
DEC 12 S'TAX A* 69.68
DEC 12 PR'FEE A* .50
DEC 12 W'DEED A* 4.00 * 74.18

unimproved ( )
This is improved (XX) property, known as 2145 Guaranty Drive
(House Number) (Street)
Nashville, Tn. 37214
(P. O. Address) (City or Town) (Zip Code)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives 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.

Whenever 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 9th day of December, 19 74.

X James H. Rose
James H. Rose

X Evelyn E. Rose
Evelyn E. Rose

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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 James H. Rose and wife, Evelyn E. Rose

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville this 9th day of December, 19 74.

My commission expires May 1, 1976 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared , and , with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ,
this day of , 19 .

Notary Public

Commission expires .

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 26,800.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Steven E. LaSuer

Sworn to and subscribed before me
this 9th day of December, 1974

My commission expires May 1, 1976 Notary Public

This instrument was prepared by:

Name	Address

FILE BOX 3
WARRANTY DEED

FROM
James H. Rose, et ux

TO
Steven E. LaSuer, et ux

C 81286

IDENTIF. REFERENCE

DEC 12 12 24 PM '74

REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

RETURN TO:
DOBSON & JOHNSON, INC.

FORM 1002 HESSEY REV. 4/1/73