WARRANTY DEED

BOOK 5439 PAGE 804

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,484.92

Anita Rotoni
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF May 19 79

Notary Public

MY COMMISSION EXPIRES: 5-18-82

(AFFIX SEAL)

Mail to:

THIS INSTRUMENT WAS PREPARED BY
ROBINSON & GWIN, Attorneys 107 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger J. Rotoni II etux (NAME)	Federated Financial Mtg. Corp. (NAME)	Map 84-11
2322 Selma Avenue (STREET ADDRESS OR ROUTE NUMBER)	Suite 700, 1000 Circle 75 Pkwy. (STREET ADDRESS)	Parcel 232
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30339 (CITY) (STATE) (ZIP)	3DZ-44264

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, WE, GARWIN B. WALLACE, JR. and wife, DARLENE WALLACE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROGER J. ROTONI II and wife, ANITA ROTONI

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 Lot No. 88 on the Plan of Castlewood Estates, Section II, as of record in Book 2331, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 88 fronts 165.4 feet on the north side of Selma Avenue, and runs back 295.9 feet on the west line and 350.8 feet on the east line to a dead line in the rear on which it measures 21 feet.

Being the same property conveyed to Garwin B. Wallace, Jr. and wife, Darlene Wallace by deed from David Dennison Hobbs and wife, Helyn Baker Hobbs, dated August 12, 1966, and filed for record in the Register's Office for Davidson County, Tennessee, in Book 4047, page 322.

Grantees herein assume and promise to pay a certain mortgage indebtedness as evidenced by a Deed of Trust of record in Book 5239, page 225, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

This is ( ) unimproved (XX) improved property, known as 2322 Selma Avenue, Nashville, Tennessee 37214
(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 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. 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 22nd day of May, 1979

Garwin B. Wallace Jr.
Garwin B. Wallace, Jr.

Darlene Wallace
Darlene Wallace

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 Garwin B. Wallace, Jr. and wife, Darlene Wallace

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, Tennessee this 22nd day of May, 1979

Notary Public.

Commission Expires 5-18-81

STATE OF _____ }
_____ County }

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 { his oath / their several oaths } { acknowledged } { himself / themselves } { to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } { 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 official seal at office at _____ on this the _____ day of _____, 19__

Notary Public

My commission expires _____

F 30895

IDENTIF. REFERENCE

MAY 24 8 45 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
GARWIN B. WALLACE, JR. et ux

TO
ROGER J. ROTONI II, et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Service

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

Mail to: John T. Irwin
107 Davidson Pk
Nashville, TN 37214

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5439 PAGE 806

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY		MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE		ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE		ST - STATE TAX MORT.
TD - TRUST & DEED			PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45464.92- CO	
			118.30 CO TX	
			.50 PRFE	
			4.00 WDEED	
			CHECK 12[illegible].80-	
4754A05/24/79			BAL .0[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 30895

IDENTIF. REFERENCE

MAY 24 8 45 AM '79

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 685825