FORM NO. WD-1

3206 04/14 48.10- CHECK

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,030

Lawrence R. Rouse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 1980.

L. W. Williams
Notary Public

MY COMMISSION EXPIRES: Aug. 1, 1983
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Leon Perry (NAME) 211 Union St., Stahlman Bldg., Nashville, TN (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence R. Rouse (NAME)	Guaranty Mortgage Company (NAME)	Map 96-14
3051 Boulder Park Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Parcel 228
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	3DZ-61628

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~~ I, Vivian Rouse, divorced,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lawrence R. Rouse, divorced, in accordance with a divorce property settlement

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. 44 on the plan of Hickory Bend Subdivision, as of record in Plat Book 3600, Page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Lawrence R. Rouse and Vivian Rouse by deed of record at Page 398 of Book 5186, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3642, Page 478, Register's Office for said County.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 4703, Page 571, Register's Office for Davidson County, Tennessee, securing a promissory note dated April 30, 1973, payable to the order of Guaranty Mortgage Company, with a present unpaid principal balance of approximately $19,662.22, which Grantees herein assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein.

unimproved ( )
This is improved ( ) property, known as _____ (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 my hand on this 26th day of March, 1980

Vivian Rouse

STATE OF ~~TENNESSEE~~ FLORIDA
~~Davidson~~ County

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Personally appeared before me, Carol D. Thurston, a Notary Public in and for said County and State, the within named Vivian Rouse

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Homestead, ~~Tennessee~~ Florida this 6th day of March 19 80

Commission expires _____

Notary Public

STATE OF TENNESSEE
Davidson 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 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 at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Vivian Rouse

TO
Lawrence R. Rouse

F 8 4 8 5 6

RUSH

IDENTIF. REFERENCE

APR 14 10 27 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			16000.00- CO	
			41.60 CO TX	
			.50 PRFEE	
			6.00 MOEFD	
			CHECK	48.10-
			3206A04/14/80 DAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 84856.

IDENTIFICATION REFERENCE

APR 14 10 27 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 752125