Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5606 PAGE 131

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Henry Romersa	Fidelity Federal Savings & Loan	61-4-34
(NAME)	(NAME)	
4911 Tanglewood Drive	4th and Union	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37216	Nashville, Tennessee	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Henry Romersa and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Henry Romersa has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $31,500.00, secured by deed of trust of record in Book 5259, page 977, Register's Office for Davidson County, Tennessee,

We, Marjorie A. Llewellyn, unmarried, as to a 1/2 undivided interest and Marjorie A. Llewellyn, Trustee as to a 1/2 undivided interest

have this day bargained and sold, and do hereby transfer and convey unto the said Henry Romersa

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lots Nos. 13 and 14, Block 3, of McGaughey's Second Haysboro Subdivision, of record in Book 547, page 43, said Register's Office, and a part of a 7.48 acre tract described in a deed to R. M. Condra and H. S. Sumner from A. J. McGaughey of record in Book 716, page 447, said Register's Office, described according to a survey made by John Kohl, dated March 9, 1976, as follows: Beginning at a point in the easterly margin of Tanglewood Drive at its northerly end, at a point where it dead ends, also the easterly margin of a driveway; thence South 74 deg. 58' East 100.5 feet to a point; thence North 88 deg. 10' East 58 feet to a point; thence North 0 deg. 19' East 90 feet to a point; thence North 82 deg. West 90 feet to a point in the easterly margin of a private drive; thence continuing with the easterly margin of said drive South 38 deg. West 107 feet to the point of beginning.

Included in the above description is a perpetual easement in and to the use of a driveway now existing, approximately 15 feet in width, and extending from Tanglewood Drive along the entire westerly margin of the property hereinabove described of record in Book 3508, page 43, said Register's Office.

Being the same property conveyed to David J. Llewellyn, Jr. and wife, Marjorie S. Llewellyn by deed from Carrie D. Sittloh of record in Book 4111, page 753, as corrected in Book 4120, page 551, said Register's Office, the said David J. Llewellyn, Jr. and wife, Marjorie A. Llewellyn having since divorced and the property is now vested in 1/2 interest to Marjorie A. Llewellyn and 1/2 interest in Marjorie A. Llewellyn, Trustee, with full power to sell, transfer, convey, mortgage or otherwise encumber without the joinder of any beneficiary, by virtue of a divorce decree of record in Book 4933, page 68, Register's Office for Davidson County, Tennessee.

This conveyance is subject to rights of other property owners in and to the perpetual easement for driveway purposes which services the described property; and restrictive covenants of record in Book 1247, page 57, said Register's Office.

F 91002

IDENTIF. REFERENCE

MAY 28 9 21 AM '80

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,500.00

Subscribed and sworn to before me, this the 23rd day of May 19 80

Affiant

My commission expires: 8-12-81
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 4911 Tanglewood Drive, Nashville, Tennessee 37216
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1980 taxes which are assumed in escrow.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 23rd *day of* May, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marjorie A. Llewellyn

Marjorie A. Llewellyn

Marjorie A. Llewellyn, Trustee

Marjorie A. Llewellyn, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Doris E. Mott, a Notary Public in and for said County and State, the within named Marjorie A. Llewellyn, unmarried and Marjorie A. Llewellyn, Trustee

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, 19 80.

Doris E. Mott, Notary Public.

Commission Expires 8-12-81

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires .

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission Expires .

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5606 PAGE 134

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
			46500.00- CO	
			120.90 CO TX	
			.50 PRFEE	
			9.00 WDELD	
			CHECK 130.40-	
			1107A05/28/80 B&L .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E91002

IDENTIF. REFERENCE

MAY 28 9 21 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 759712