BOOK 5640 PAGE 502

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Roger Joseph Rotoni, II,	Et ux Third National Mortgage Company	91-7
(NAME) 4610 Michigan Avenue	(NAME) P O Box 2628	255
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37209	(STREET ADDRESS) Nashville, Tennessee 37219	12W14205
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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

Cash in hand paid by the hereinafter named grantors and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the grantors of a certain deed of trust of record in Book 4821, page 640, Register's Office of Davidson County, Tennessee to secure to Third National Mortgage Company the payment of a note in the original principal amount of $11,700.00, payable as therein specified.

I, Nancy E. Tanselle, an unmarried person, have bargained and sold, and by these presents do transfer and convey unto the said Roger Joseph Rotoni II and wife, Clare Anita Rotoni

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. 20 on the Map of a Subdivision of a tract of land in the 12th, formerly 25th Ward of the City of Nashville, Tennessee not of record, known as the Lockhart property, and described according to a copy of a survey thereof made December 14, 1932 by S. R. Sanford, Jr., Civil Engineer as follows:

Beginning at a point in the north margin of Michigan Avenue 410 feet east of the easterly margin of 48th Avenue, North, at the corner of Lots nos. 21 and 20; thence with the line between said lots, northerly 155 feet to the south margin of an alley; thence with the margin of same easterly 50 feet to the corner of lots nos. 19 and 20; thence with the line between said lots southerly 155 feet to the north margin of Michigan Avenue; thence with the margin of the same westerly 50 feet to the beginning.

Being the same property conveyed to Nancy E. Tanselle, by deed from Ivagene M. Pryor, of record in Book 4821, page 638, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record as of record in Register's Office for said County.

This is unimproved ( ) improved ( ) property, known as 4610 Michigan Avenue (House Number) (Street), Nashville, Tennessee 37209 (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 26th day of August, 19 80.

X Nancy E. Tanselle

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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 Nancy C. Tansille, Unmarried

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 Nashville, Tennessee, this 20th day of August, 1980.

My commission expires July 21, 1984 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 $16,062.17
This is equal to or greater than the property would bring at a fair and voluntary sale.

Nancy C. Tansille

Sworn to and subscribed before me this 20th day of August, 1980.

My commission expires 7-21-84 Notary Public

Name	Address
Rick M. Johnson	This instrument was prepared by: Suite 200 430 Third Avenue North Nashville, Tn 37201

7223 WARRANTY DEED - CHECK

FROM

TO

G.O.3.6.7.2

IDENTIF. REFERENCE

AUG 21 11 11 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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
			16062.17- CO -	
			41.86 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 48.36-	
7223A08/21/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.O. 3.67-2

IDENTIF. REFERENCE

Aug 21 11 11 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 775248