This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

David L. Oviatt and wife,

Susan L. Oviatt

TO

John Rowencak and wife,
Barbara Rowencak

For draftsman's use

This Instrument Prepared by:
Powers, Venick, & Lyle
9th Floor, American Trust Bldg.
305 Union Street
Nashville, TN 37201
(615) 244-8577

BOOK 5893 PAGE 344

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Rowencak, et ux (NAME)	First Tennessee Bank-N.A. Nash. (NAME)	Map 141-15A
7045 Cotton Blossom Lane (STREET ADDRESS OR ROUTE NUMBER)	300 Deaderick Street (STREET ADDRESS)	Parcel 121
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

G 9 3 9 1 5

IDENTIF. REFERENCE

JUN 2 9 00 PM '82

FELIX Z. ALSOBROOK REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 76,500.00 David L Oviatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June, 19 82

Notary Public

MY COMMISSION EXPIRES: 7/21/84

(AFFIX SEAL)

For and in Consideration of the sum of Ten and 00/100 ($10.00) DOLLARS cash in hand paid by John Rowencak and wife, Barbara Rowencak, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, David L. Oviatt and wife, Susan L. Oviatt have bargained and sold, and by these presents do transfer and convey unto the said John Rowencak and wife, Barbara Rowencak, 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. 75 on the Plan of Rolling River Estates, Section I, as of record in Book 4860, page 27, Register's Office for said County.

Said Lot No. 75 fronts 100.42 feet on the north side of Cotton Blossom Lane and extends back 176.89 feet on the west line and 181.11 feet on the east line to a dead line measuring 125.00 feet thereon.

Being the same property conveyed to J. Andrew Goddard and wife, Carolyn D. Goddard by warranty deed dated June 15, 1978, from Earnest C. Bullock and wife, Margaret P. Bullock, of record in Book 5299, page 752, said Register's Office.

Being the same property conveyed to David L. Oviatt and wife, Susan L. Oviatt by deed from J. Andrew Goddard and wife, Carolyn D. Goddard, of record in Book 5611, page 463, Register's Office for said County.

This conveyance is subject to a 20-foot easement for public utility and drainage purposes, 10-foot minimum building setback lines from both side lines, 30-foot minimum building setback line from Cotton Blossom Lane and a 2.5 x 25 foot utility anchor easement, and conditions of Owner's Certificate as of record in Book 4860, page 27, said Register's Office; also declaration of covenants, conditions and restrictions, including liens for annual and special assessments, are recorded in Book 4892, page 689, said Register's Office; also, by-laws of Rolling River Estates, Inc. of record in Book 4892, page 679, said Register's Office, and restrictive covenants of record in Book 4788, page 950, and amended in Book 4871, page 640, said Register's Office.

This conveyance is made subject to and in consideration that the grantees have

OFFICIAL RECEIPT

agreed to pay the remaining unpaid balance of a certain note which is secured b Deed of Trust executed by David L. Oviatt and wife, Susan L. Oviatt to Ralph E. Kelly and Thomas F. Baker, IV, Trustees, dated June 9, 1980, and recorded in Bo 5611, page 466, Register's Office of Davidson County, Tennessee, and re-recorde in Book 5616, page 405, said Register's Office in favor of First Tennessee Bank N.A. Memphis, which states that it secures a principal sum of $63,550.00 payabl as therein specified. WD-2

This is unimproved ( ) improved (X) property, known as 7045 Cotton Blossom Lane, Nashville, TN 37221
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Rowencak and wife, Barbara Rowencak, their heirs and assigns, forever.

And we do covenant with the said BOOK 5893 PAGE 345 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. except as noted above and exp for 1982 taxes which have been pro-rated and are assumed by the transferees.

And we do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said John Rowencak and Barbara Rowencak their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 2nd day of June, 19 82

David L Oviatt
David L. Oviatt

Susan L Oviatt
Susan L. Oviatt

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Madison Powers, a Notary Public in and for said County and State, the within named David L. Oviatt and wife, Susan L. Oviatt

the bargainors, 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, Davidson Coutny, Tennessee, this 2nd day of June, 19 82

Madison Powers, Notary Public.

MADISON POWERS * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

Commission expires 7/21/84

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 singing 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 5893 PAGE 346

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
			76500.00- CO	
			196.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	205.40-
0460A06/02/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 3 9 1 5

IDENTIF. REFERENCE

JUN 2 3 08 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 884292