FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$34,900.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 19 84.

Notary Public

MY COMMISSION EXPIRES 10/11/86

(AFFIX SEAL)

BOOK 6234 PAGE 151

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer, Attorneys, 212 Third Avenue North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
LAWRENCE F. BEIER, III (NAME)	Third National Mortgage Company (NAME)	MAP 91-7
4610 Michigan Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	PAR 255
Nashville, Tn. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	12W-14205

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, ROGER JOSEPH ROTONI, II and wife, CLARE ANITA ROTONI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAWRENCE F. BEIER, III and wife, TAMMY R. BEIER

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. 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 copty 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 No.s 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 Roger Joseph Rotoni, II and wife, Clare Anita Rotoni by deed from Nancy E. Tanselle, an unmarried person, of record in Book 5640, Page 502, Register's Office for Davidson County, T

CHECK This is unimproved ( ) improved ( ) property, known as 4610 Michigan Avenue (House Number) (Street) Nashville Tn 37209 (P. O. Address) (City or Town) (Postal Zip)

02/21 97.24-

4410

s eb EP A

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 hand s this 10th day of Feb., 1984

Roger Joseph Rotoni II

Clare Anita Rotoni

STATE OF TENNESSEE
Davidson County

BOOK 6234 PAGE 152

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROGER JOSEPH ROTONI, II and wife, CLARE ANITA ROTONI

the bargainor, with whom I am personally acquainted, and who acknowledged that I executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of February 19 84

Commission expires 10/19/86

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

ROGER JOSEPH ROTONI, II

CLARE ANITA ROTONI

TO

LAWRENCE F. BEIER, III

TAMMY R. BEIER

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

IDENTIF. REFERENCE

I 04100

FEB 21 11 19 AM '84

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6234 PAGE 153

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
			34900.00-	CAMT.
			90.74	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 97.24-
4410A	02/21/84			BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I:04:10 D

IDENTIF. REFERENCE

FEB 21 11 19 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14581