FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Alexander R. Roman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 1984.

Notary Public

MY COMMISSION EXPIRES: 11-17-84
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PERCY WILKINS, JR., ATTORNEY
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander R. Roman et ux (NAME)	Shearson American Express (NAME)	117-14
3938 Cross Creek Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1201 (STREET ADDRESS)	78
Nashville, TN 37215 (CITY) (STATE) (P. O ZIP)	San Bernardino, California 92402 (CITY) (STATE) (ZIP)	7DA-37125

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, William H. Huggins, Jr. and wife, Susan A. Huggins,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alexander R. Roman and wife, Marian W. Roman,

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. 17 on the plan of Sugar Tree Subdivision, of record in Book 1424, page 100, Register's Office for said County.

SAID Lot No. 17, which is a corner lot, fronts 128.8 feet on the northerly margin of Warfield Lane and fronts 103.6 feet on the easterly margin of Cross Creek Road, said frontages being joined by a curve having a length of 39.0 feet, and extends back 152.2 feet on the northerly line and 131.9 feet on the easterly line to a point of intersection.

BEING the same property conveyed to William H. Huggins, Jr. and wife, Susan A. Huggins by deed from Carl David Bethurum and wife, Blanche Katharine Bethurum, of record in Book 5504, page 380, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Western Pacific Financial Corporation of record in Book 5504, page 383, Register's Office for said County, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

04/25 240.24 CHECK

This is unimproved ( ) improved (X) property, known as 3938 Cross Creek Road, Nashville, Tennessee 37215
(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 our hands this 24th day of April, 19 84

William H. Huggins, Jr. Susan A. Huggins

1236

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William H. Huggins, Jr. and Susan A. Huggins, or proved to me on the basis of satisfactory evidence, 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, Tennessee, this 24th day of April 19 84.

Commission expires 11-17-87

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

WILLIAM H. HUGGINS, JR. ET UX

TO

ALEXANDER R. ROMAN ET UX

PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

dp

IDENTIFICATION REFERENCE

APR 25 10 16 AM '84

FELIX J. DINKINS III REGISTER
DAVIDSON COUNTY, TN

11770 3

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
			89900.00- CAMT.	
			233.74 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	240.24-
			1236A04/26/64 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7703

IDENTIF. REFERENCE

APR 26 10 16 AM '04

REGISTER
DAVIDSON COUNTY, TN

No. 30910