File Box 43

This Instrument Prepared by J. Huhn Attorney
8 Penn Center
Phila., PA 19103

BOOK 6829 PAGE 864

WARRANTY DEED

THIS INDENTURE, made this 22nd day of March, A. D., 19 86,
between ROBERT J. MARTORANA and SHARON MARTORANA, His Wife

Tennessee, First Parties, and

JOHN F. TAVANO and ROSWITHA TAVANO, His Wife

Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of

EIGHT TWO THOUSAND AND NO/100---------- Dollars ($82,000.00)

and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Being Lot No. 31 on the Plan of Roxborough Subdivision as of record in Book 5200, Page 63, said Register's Office.

Said Lot No. 31 fronts 122.21 feet on the Southerly margin of Roxborough Drive and extends back 269.02 feet on the Easterly line and 254.65 feet on the Westerly line, said Easterly and Westerly line intersecting at a point in the rear.

BEING the same premises which Thomas Durwood Hall, Jr. and Lola T. Hall, both unmarried, by Deed dated October 5, 1981 and recorded in Davidson County, Tennessee, in Deed Book Volume 5803, Page 614&c., granted and conveyed unto Robert J. Martorana and Sharon Martorana, His Wife, in fee.

This conveyance is subject to any and all existing restrictions and easements of record.

Address New Owners as Follows:	Send Tax Bills to:	Map-Parcel Numbers
John F. Tavano et ux	Bailey Mortgage Company	4D-512000
5213 Roxborough Drive	162 East Amite Street	Map 98-2
Hermitage, TN 37076	Jackson, Mississippi 39201	Par #10

3415 24/15 212.75 6865

9 1 8 1 3

IDENTIFICATION REFERENCE

APR 15 2 55 PM '86

FELIX Z. WILSCAM REGISTER
DAVIDSON COUNTY, TN

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

BOOK 6829 PAGE 865

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

Barbara Bradshaw (L. S.)

Kathryn M Wilson (L. S.)

Robert J. Martorana (L. S.)

Robert J. Martorana

Sharon Martorana (L. S.)

Sharon Martorana

STATE OF TENNESSEE / VIRGINIA
COUNTY OF Fairfax } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State ROBERT J. MARTORANA and SHARON MARTORANA, His Wife

, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Fairfax County, this 22nd day of March 1986

Notary Public

My Commission expires Oct 2, 1989

STATE OF _____
COUNTY OF _____ } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State _____

_____, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in _____ County, this _____ day of _____ 19____

_____
Notary Public

My Commission expires _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $82,000.00. Affiant _____

Subscribed and sworn to before me this 10th day of April 19 86.

Notary Public Shirley L Davis

My Commission Expires; 11-1-87

KEITH PRESS, INC., PRINTERS, KNOXVILLE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6829 PAGE 866

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

[illegible] CO-
213.00 CSTAX
.50 PRFE
6.00 MOTX
CHECK 219.50-
@15A04/15/06 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1813

IDENTIFICATION REFERENCE

APR 15 2 56 PM '06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 237501