THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Sam Skipper Rosenau
P. O. Box 158645
Nashville, TN. 37215

MORTGAGEE:
none

MAP-PARCEL NUMBERS:
MAP 17-3-C
PARCEL 153
7DA-91068

WARRANTY DEED

BOOK 7013 PAGE 965

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marvin E. Sharpton and wife, Imogene B. Sharpton hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Sam Skipper Rosenau hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 158 on the plan of Hillsboro Place Condominiums of record in Book 5200, page 725 and amended in Book 5200, pages 757, and 758, both in said Register's Office for said County, and which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Marvin E. Sharpton and wife, Imogene B. Sharpton by deed from Hillsboro Place Corp., a Tennessee Corporation of record in Book 6287, page 294, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6244, page 394, and amended in Book 6285, page 209, said Register's Office.

54451

Oct 20 11 16 AM '86

This is (un)improved property, known as 158 Hillsboro Place, Nashville, TN. 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's, heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 16th day of October, 19 86.

Imogene B. Sharpton
Imogene B. Sharpton

Marvin E. Sharpton
Marvin E. Sharpton

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of October, 19 86, before me personally appeared Marvin E. Sharpton and wife, Imogene B. Sharpton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7015 PAGE 966

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness ~~my~~ hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 86,775.00

Ann Skipper Rosman
Affiant

Subscribed and sworn to before me, this the 16th day of October, 1986.

My Commission Expires: 10-2X-88

Notary Public

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

from:
Marvin E. Sharpton and wife,
Imogene B. Sharpton

to:
Sam Skipper Rosenau

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 25832

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7013 PAGE 967

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

86775.00- CAPITAL
243.04 CSTAX
.50 PRFEE
6.00 WDE D
CHECK 249.54-
0057A10/20/86 3AL .2

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54451

IDENTIFICATION REFERENCE

Oct 20 11 16 AM '86

No.02255