BOOK 7070 PAGE 636

File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 86,

Notary Public

MY COMMISSION EXPIRES 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Jamie Rotella et ux	Wachovia Mortgage Company	150-11
(NAME)	(NAME)	
3361 Towneship Road	P. O. Box 3174	162
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Winston-Salem, N. C. 27102	2D-69360
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Raymond P. Hahn, Jr. and wife, Susan B. Hahn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jamie Rotella and wife, Kathleen Rotella

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

BEING Lot No. 196 on the Resubdivision of Lots 193, 194, 195 and 196, Towne Village of The Country, Section III, as of record in Book 5800, Page 340, Register's Office for Davidson County, Tennessee, and more particularly described as follows, to-wit:

BEGINNING at a point in the easterly margin of Towne Valley Road, said point being a common corner in the margin of said Road for Lots 194 and 196 in said Plan; thence with the common boundary between said Lot, North 69° 28' 28" East 60.85 feet to a point, which point forms the common rear corners for Lots 193, 194 and 196 on said Plan; thence with a common boundary between Lots 193 and 196, South 78° 53' East 56.81 feet to a point which point forms the common rear corner of Lots 192 and 193 on said Plan; thence continuing with a common boundary between Lots 192 and 196, South 64° 41' 8" East 46.78 feet to a point, which point constitutes a common corner with Lots 192, 196 and 197 on said Plan; thence with the common boundary between Lots 196 and 197, South 45° 58' 43" West 40.85 feet to a point; thence continuing with said common boundary South 9° 28' 28" West 102.16 feet to a point in the northerly margin of Towneship Road; thence with the margin of said Road, North 80° 31' 32" West 80 feet to a point; thence following a northwesterly curve with the margin of said Road 39.27 feet to a point in the easterly margin of the said Towne Valley Road. Thence, following the margin of said Road 98.41 feet to the point of beginning.

BEING part of the same property conveyed to the Grantors herein by Deed from Randall Phillips Builders, Inc., of record in Book 6055, Page 587, Register's Office for said County, and being the same property conveyed to the Grantors herein, by Deed of Correction of record in Book 7070, Page 683, Register's Office for Davidson County, Tennessee.

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

SEE CONTINUATION----------

unimproved ( )
This is improved (X) property, known as 3361 Towneship Road (House Number) (Street) Antioch, TN (P. O. Address) (City or Town) 37013 (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 ti, 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 31st day of July, 19 86

x Raymond P. Hahn Jr.

Susan B. Hahn

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 Raymond P. Hahn, Jr. and wife, Susan B. Hahn

or proved to me upon the basis of satisfactory evidence

the bargainor s, 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 31st day of July 1986.

Commission expires 3/11/90

Notary Public

STATE OF TENNESSEE

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) as such _____ and (they) _____, 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

RUSH

WARRANTY DEED

FROM
Raymond P. Hahn, Jr. et ux

TO
Susan B. Hahn

Jamie Rotella et ux
Kathleen Rotella

73369

IDENTIFICATION REFERENCE

Dec 16 11 57 AM '86

FELIX E. DALE, JR. REGISTER
DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

AS PART OF THE AFORESAID CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a promissory Note secured by a Deed of Trust of record in Book 6055, Page 590, said Register's Office, payable according to the terms and conditions therein, and as corrected by instrument of record in Book 7070, Page 683, Register's Office for Davidson County, Tennessee.

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
			7650 . 00- CONT.	
			214.50 CSTAX	
			.50 PRFE	
			6.00 WDE	
			CHECK 220.70-	
7503A 12/16/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73369

IDENTIFICATION REFERENCE

DEC 16 11 57 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 23355