WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
108-4-33	Richard C. Rosenjack, Jr.	Atlantic Coast Mortgae Company 3975 University Drive Fairfax, VA 22030
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 917 Fitzpatrick Road	LOAN OR ACCOUNT NO. 01808 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the reciept of which is hereby acknowledged,

76071

IDENTIFICATION REFERENCE

Dec 30 6 00 PM '86

WILSON T. REGISTER
DAVIDSON COUNTY, TN

Venita P. Thompson Martin and husband, Mark J. Martin

hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto ~~Richard C. Rosenjack, Jr. and wife,~~ Teresa Rosenjack

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Larchwood Subdivision, Section 2, as of record in Book 5200, pages 57, 58 and 59 Register's Office for said County.

Being the same property conveyed to Venita P. Thompson, by deed from Rodney R. Thompson as of record in Book 6484, page 512.

This conveyance is made subject to all zoning regulations, easement for public utilities and rights of way, if any, applicable to the subject property, restrictions of record in Book 5773, page 797 and Book 6011, page 130, and all matters shown on the recorded plat referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 22nd day of December, 1986.

Venita P. Thompson Martin

Venita P. Thompson Martin

Mark J. Martin

Mark J. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7037 PAGE 701

Before me, ~~the undersigned~~ _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named ~~Venita P. Thompson Martin and husband, Mark J. Martin~~ _____ 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, TN~~ _____, Tennessee, this, the ~~22nd~~ day of ~~December~~, 19 ~~86~~.

Mary Ann Kelley
Notary Public

My commission expires: 3-11-90

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ 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

$ 73,500.00

Richard C. Rosenjack Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 19 86

MY COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL)

Mary Ann Kelley
Notary Public

WARRANTY DEED

FROM
Venita P. Thompson Martin and husband, Mark J. Martin

TO
Richard C. Rosenjack, Jr. and wife, Teresa Rosenjack

Bk 31

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

_____

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

RECEIVED OF _____

FOR _____

BOOK 7087 PAGE 702

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

7350 [illegible] 3- DAIT.
235.00 COTAX
.50 PRFE
6.00 MDE 3
CHECK 218.3[illegible]
2758A 12/30/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78071

IDENTIFICATION REFERENCE

Dec 30 6 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28435