FILE BOX "7" FILE NO. 20516 BOOK 7091 PAGE 634 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 86

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN M. FREDMAN et ux	C & S COMMERCIAL CORPORATION MORGAGE SERVICING DIVISION	MAP 155 3A
(NAME) 7309 Rolling River Pkwy. (STREET ADDRESS OR ROUTE NUMBER)	(NAME) P. O. Box 656 (STREET ADDRESS)	PARCEL 11
Nashville, TN. 37221 (CITY) (STATE) (P.O. ZIP)	Tucker, Georgia 30085-0656 (CITY) (STATE) (ZIP)	9D-68027

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, RONALD J. BENCSIK and wife, BRENDA J. BENCSIK,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN M. FREDMAN and wife, MARSHA WILLIS-FREDMAN,

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. 7 on the Plan of Rolling River Estates, Section I, as of record in Book 4860, page 27, Register's Office for said County.

SAID Lot No. 7 fronts a total of 105.19 feet on the westerly side of Rolling Parkway and runs back between lines 185.23 feet on the northerly line and 188.10 feet on the southerly line to a line on the rear measuring 84.20 feet thereon.

BEING the same property conveyed to Ronald J. Bencsik and wife, Brenda J. Bencsik by deed from Edward O. Prescott and wife, Ann M. Prescott, of record in Book 6754, page 595, 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 CITIZENS AND SOUTHERN COMMERCIAL CORPORATION MORTGAGE SERVICING DIVISION, OF record in Book 6754, page 598, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

7892

IDENTIFICATION

Dec 31 5 47 PM 88

REGISTER'S OFFICE DAVIDSON COUNTY

This is unimproved / improved X property, known as 7309 Rolling River Parkway, Nashville, Tennessee 37221
(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 hand s this 30th day of December, 19 86

Ronald J. Bencsik — Brenda J. Bencsik

RONALD J. BENCSIK by Lisa Bell atty in fact — BRENDA J. BENCSIK

STATE OF TENNESSEE
Davidson County

BOOK 7091 PAGE 655

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RONALD J. BENCSIK et ux BRENDA J. BENCSIK,

the bargainor s, 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 Nashville, Tennessee, this 30th day of December, 19 86.

Notary Public

Commission Expires

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public in and for 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 himself to be the of the a corporation, and that he as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

Witness my hand and official seal at , , this day of , 19 .

Notary Public

Commission Expires

WARRANTY DEED

FROM

TO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of December, 1986, before me personally appeared LISA BELL, to be known to be the person who executed the foregoing instrument in behalf of RONALD J. BENCSIK and wife, BRENDA J. BENCSIK, as their attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said RONALD J. BENCSIK and wife, BRENDA J. BENCSIK, as though they personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of December, 1986.

NOTARY PUBLIC

My Commission Expires: 1-10-89

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

RECEIVED OF _____

FOR BOOK 7091 PAGE 656

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

930 • 00 CANT.
200.40 COTAX
.50 PRFEE
6.00 MOTX
CHK # 861.90
3798.12/31/86 BAL .?

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7-8-92.

IDENTIFICATION REFERENCE

DEC 31 5 49 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 29457