BOOK 7135 PAGE 720

FORM NO. WD-1

File # 20794
Loan # 150832-6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$55,500.00 Margaret Nance
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 th DAY OF February, 19 87

Notary Public

MY COMMISSION EXPIRES: 4-19-87
(AFFIX SEAL)

Box 7

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
PATRICIA D. NANCE (NAME)	CityFed Mortgage Company (NAME)	MAP 49-15
714 Flint Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	PAR 70
Whites Creek, TN 37188 (CITY) (STATE) (P.O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	12D-87336

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, JAMES ROUSSEL and wife Carol Roussel

RE-RECORD BOOK 7144 PAGE 280

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICIA D. NANCE, Unmarried

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:

LAND in Davidson County, Tennessee, being Lot No. 62A, Zone Lot Division of Lot 62, Deer Meadows, Phase 2, as of record in Book 6250, page 801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to James Roussel, by deed from George T. Hicks and James D. Gillespie, of record in Book 6503, page 235, Register's Office for Davidson County, Tennessee.

Carol Roussel wife of James Roussel joins in this Warranty Deed only for the purposes of encumbering such marital rights if any that she may have in and to said property.

9:33 1.7.
IDENTIFICATION REFERENCE
FEB 12 1 37 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FEB 23 2 22 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
9:6:34 6.
RE-RECORD

CHECK
This is improved ( ) unimproved (X) property, known as 714 Flint Ridge Drive, Whites Creek, TN 37188
(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 their hands this 5th day of February, 19 87

JAMES ROUSSEL

Carol Roussel

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES ROUSSEL and wife Carol Roussel

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 5th day of February, 19 87.

Notary Public

Commission Expires 4-19-87

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

JAMES ROUSSEL

TO

PATRICIA D. NANCE

Saturn & Mazer, Attorneys
Row 1
Box 7