STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Robert Lee Troxler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September, 19 87

Notary Public

MY COMMISSION EXPIRES: 10-8-90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDDIE MONTGOMERY, ATTORNEY AT LAW
215 CENTERVIEW DRIVE, SUITE 150 - BRENTWOOD, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (MORTGAGE COMPANY)	MAP-PARCEL NUMBERS
Robert Lee Troxler (NAME)	Biltmore Mortgage Company (NAME)	118-14-0
3618 Rainbow Place (ADDRESS)	P.O. Box 20127 (ADDRESS)	091.00
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Raleigh, N. C. 27619 (CITY) (STATE) (ZIP)	OH 07005

FOR AND 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 W. Westenberger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Lee Troxler

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. 12 on the Map of Longview Manor, Sections One and Two, of record in Book 1424, page 127, said Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James W. Westenberger and wife, Angela R. Westenberger by deed from John F. Cunningham and wife, Mayne Prange Cunningham of record in Book 2038, Page 535, Register's Office, Davidson County, Tennessee. The said Angela R. Westenberger has since deceased.

Power of Attorney given to Thomas Bernard Rowan, Jr. from James W. Westenberger of record in Book 6927, page 881 said Register's Office Davidson County.

Subject to restrictions of record in Book 1760, page 31 said Register's Office.

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

6397.9

IDENTIFICATION REFERENCE

SEP 10 10 45 AM '87

PEGGY J. WILSON, REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 3618 Rainbow Place, Nashville, TN 37204
(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. 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.

Witness my hand this 4th day of September, 19 87

James W. Westenberger

James W. Westenberger
By: Thomas Bernard Rowan Jr.
His atty-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 7348 PAGE 944

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Westenberger

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 4th day of September 1987

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Bernard Ryman, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of James W. Westenberger as his Attorney in Fact as the free act and deed of the within named Thomas Bernard Ryman, Jr.

Witness my hand and official seal at Brentwood, Tennessee, this 4th day of September, 1987.

My Commission Expires:
1-10-88

Notary Public

WARRANTY DEED

FROM
James W. Westenberger

TO
Robert Lee Troxler

RETURN TO:
MONTGOMERY & ASSOCIATES
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

EDDIE MONTGOMERY
ATTORNEY - AT - LAW
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

MONTGOMERY, CRANFORD,
KESTNER & HARDEMAN
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TENNESSEE 37027

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7348 PAGE 945

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

112000.00- CAMT.
313.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 320.10-
1148A09/10/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6397.9

IDENTIFICATION REFERENCE

SEP 10 10 45 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14856