BOOK 7503 PAGE 155

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

GEORGE L. ROGOWITZ AND WIFE,

GAY D. ROGOWITZ

TO

SUN BANKS, INC.

For draftsman's use

This instrument prepared by:
Nella Schneider Hunt, Attorney
222 Third Avenue, North
Nashville, Tennessee 37201

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
SUN BANKS, INC.	COMMONWEALTH MORTGAGE CO	150-7-246
(NAME) P. O. Box 2829	(NAME) 2200 West Loop South P. O. Box 4329	
(STREET ADDRESS OR ROUTE NUMBER) Orlando, Florida 32802	(STREET ADDRESS) Houston, Texas 77210-4329	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

16978

IDENTIFICATION REFERENCE

Mar 30 12 29 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 58,250. Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF March 19 88

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- DOLLARS Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantee has assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by the grantors herein to Tim N. Taylor, Trustee, of record in Book 6837, page 76, Register's Office for Davidson County, Tennessee, reference to which is here made for a more particular description of said note and the terms and conditions of said deed of trust the obligations of which are assumed by the said grantee.

We, GEORGE L. ROGOWITZ AND WIFE, GAY D. ROGOWITZ have bargained and sold, and by these presents do transfer and convey unto the said

SUN BANKS, INC.

its successors 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. 58-A, Zone Lot Division Lot 58 Lakeshore Woods, Section 1, as of record in Book 5200, page 502, and amended in Book 5190, page 789, Register's Office for said County, to which reference is made for a more accurate description.

Being the same property conveyed to George L. Rogowitz and wife, Gay D.. Rogowitz by deed from Tenzim Properties, of record in Book 6167, page 518, said Register's Office, and by deed of correction of record in Book 6327, page 570, Register's Office for Davidson county, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Restrictive covenants of record in Book 6063, page 351, Book 6112, page 546, and Book 6176, page 370, said Register's Office.
2. The Plan of record in Book 5200 page 502, amended in Book 5190, page 789, said Register's Office, shows an Owner's Certificate, certain setback lines and easements.
3. Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

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unimproved (X)
This is improved ( ) property, known as 3302 Oak Trees Court - Antioch, TN 37013
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sun Banks, Inc. its successors ~~heirs~~ and assigns, forever.

And we do covenant with the said Sun Banks, Inc. 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, except as set out herein.

And we, George L. Rogowitz and wife, Gay D. Rogowitz do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Sun Banks, Inc. its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 30th day of March, 19 88

George L. Rogowitz
GEORGE L. ROGOWITZ

Gay D. Rogowitz
GAY D. ROGOWITZ

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named George L. Rogowitz and wife, Gay D. Rogowitz

the bargainors, 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 March, 1988.

Jo Ann Smith
Notary Public

Commission Expires March 11, 1991

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

County aforesaid, personally appeared _____

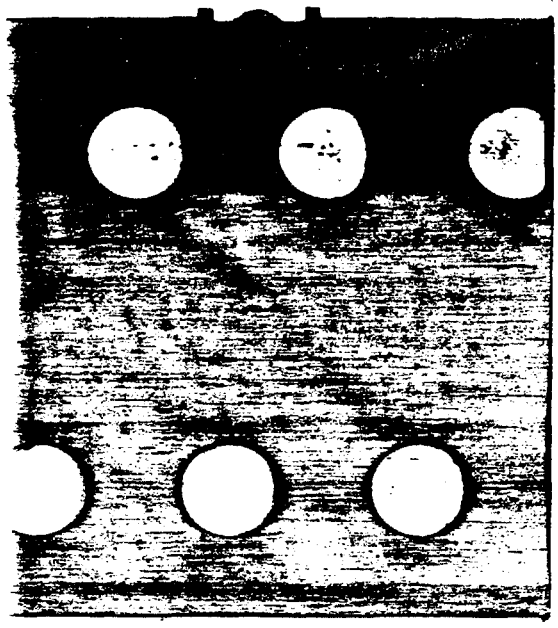
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

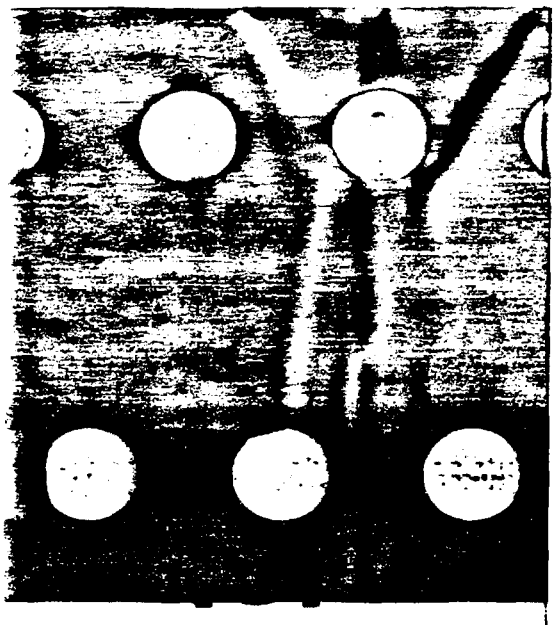
Witness my hand and official seal at _____, _____, this ____ day of _____, 19___.

_____
Notary Public

Commission Expires _____

1073 33/30 0101 OCHECK 169.46





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 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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

MAIN	58250.00
CON TX	162.96
PRFEE	0.50
MDEED	6.00
TOTAL	169.46
CHECK	169.46

03/30/88 01 12:31 0001 1033

16978

IDENTIFICATION REFERENCE

MAR 30 12 29 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 75569