THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Juan C. Rosselot
474 Radnor Street
Nashville, TN 37211

MORTGAGEE:
CTX Mortgage Company
P.O. Box 19000
Dallas, TX 75219-9000

MAP-PARCEL NUMBERS:
MAP 119-13
PARCEL 213
6DA-37209

WARRANTY DEED BOOK 7839 PAGE 772

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kevin T. Miller, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Juan C. Rosselot and wife, Rhonda B. Rosselot hereinafter called the Grantee, Grantee's 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 the easterly one-half of Lot No. 94 and Lot No. 95 on the plan of College Heights, of record in Book 332, page 19, Register's Office for said County.

SAID property fronts 75 feet on the northerly margin of Radnor Street and extends back between parallel lines 169 feet to an alley.

Being the same property conveyed to Kevin T. Miller by deed from Wilbur F. Simmons and wife, Dorothy G. Simmons of record in Book 6321, page 792, Register's Office for Davidson County, Tennessee.

3240 MAY 12 9 36 AM '89

5464 05/12 0101 03CHECK 169.52

This is (an) improved property, known as 474 Radnor Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 10th day of May, 1989.

Kevin T. Miller

STATE OF TENNESSEE
COUNTY OF Davidson

On this 10th day of May, 1989, before me personally appeared Kevin T. Miller, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7839 PAGE 773

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ 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 $ 49,400.00.

_____
Affiant

Subscribed and sworn to before me, this the 10th day of May, 1989.

My Commission Expires: Oct 9, 1991

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

WARRANTY DEED

from:
Kevin T. Miller, unmarried

to:
Juan C. Rosselot and wife, Rhonda B. Rosselot

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7839 PAGE 774

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

CAMT 49400.00
CON TX 163.02
PRFEE 0.50
WDEED 6.00
TOTAL 169.52
CHECK 169.52

05/12/89 01 09:37 0001 5464

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3240

MAY 12 9 36 AM '89

No. 208898