BOOK 7903 PAGE 882

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 227,950.00

Nita Anne Smaldone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF July, 1989

Lynda K. Downing
Notary Public

MY COMMISSION EXPIRES: May 13, 1990
(AFFIX SEAL)

Mail THIS INSTRUMENT WAS PREPARED BY 37215

John T. Rochford, III, Attorney, 2200 Abbott Martin Rd., Nash., TN
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Nita Anne Smaldone (NAME)	SAME (NAME)	131-1-J
108 Lexington Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 18
Nashville, TN 37215 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Rochford Realty & Construction Company, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nita Anne Smaldone

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. 18 on the Plat of Lexington Green Phase II of record in Plat Book 6900, page 798, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said Lot.

Being part of the same property conveyed to Rochford Realty and Construction Company, Inc. by deeds of record in Book 7576, page 426 and Book 7576, page 423, both recording references to said Register's Office.

This conveyance is made subject to 1989 property taxes, which have been prorated and assumed by the grantee, to restrictions of record in Book 7700, page 476, said Register's Office, and to limitations shown on said plan of record in Book 6900, page 798, said Register's Office.

5.4157

IDENTIFICATION REFERENCE

Aug 1 2 38 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 108 Lexington Court, Nashville, Tennessee 37215
(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 my hand this 26th day of May, 1989

ROCHFORD REALTY & CONSTRUCTION COMPANY, INC.

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

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

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, Lynda K. Downing a Notary Public in and for the State and County aforesaid, personally appeared John T. Rochford, III

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 President of the Rochford Realty & Construction Company, Inc. a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of May, 19 89.

Lynda K. Downing Notary Public

Commission Expires May 13, 1990

WARRANTY DEED

FROM

Rochford Realty & Construction Company, Inc.

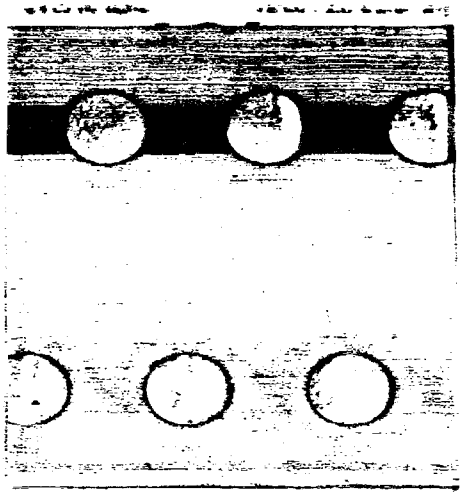
TO

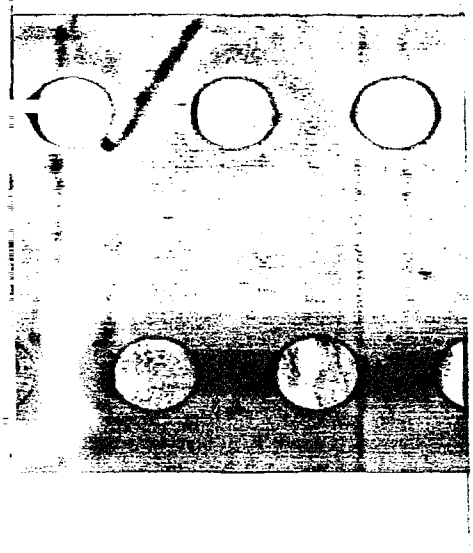
Nita Anne Smaldone

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

1411 08/01 0101 CHECK 75





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7903 PAGE 884

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 227950.88
CON TX 752.40
PRFEE 1.00
MDEED 6.00
TOTAL 759.40
CHECK 759.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/01/89 01 14:43 0001 1411

5.4.157

IDENTIFICATION REFERENCE

AUG 1 2 38 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 234752