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BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1989

Notary Public

MY COMMISSION EXPIRES: May 26, 1993

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hermes M. Ladnier, Jr. (NAME)	Investors Federal Savings Bank (NAME)	98-2 #10
5213 Roxborough Drive (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Hendersonville, TN 37075 (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, John F. Tavano and wife, Roswitha Tavano

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hermes M. Ladnier, Jr. and wife, Brenda Kay Ladnier

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. 31 on the Plan of Roxborough Subdivision, as of record in Book 5200, page 63, said Register's Office.

Said Lot No. 31 fronts 122.21 feet on the southerly margin of Roxborough Drive and extends back 269.02 feet on the easterly line and 254.65 feet on the westerly line, said easterly and westerly lines intersecting at a point in the rear.

Being the same property conveyed to John F. Tavano and Roswitha Tavano, his wife, by deed from Robert J. Martorana and Sharon Martorana, his wife, of record in Book 6829, page 864, Register's Office for Davidson County, Tennessee.

6 5 2 9 0

IDENTIFICATION REFERENCE

SEP 12 1 29 PM '89

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 5213 Roxborough Drive, Hermitage, TN 37076
(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 hand s this 24 day of FEB, 19 89

John F. Tavano

Roswitha Tavano

STATE OF ~~TENNESSEE~~ FLORIDA
~~Davidson~~ Broward County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named John F. Tavano and wife, Roswitha Tavano

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 BROWARD (CTF), ~~Tennessee~~ FLA, this 24 day of FEB., 1989.

Notary Public, State of Florida

Commission expires ~~My Commission Expires Sept. 27, 1989~~

Bonded Thru Troy Fain Insurance Inc.

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such, _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

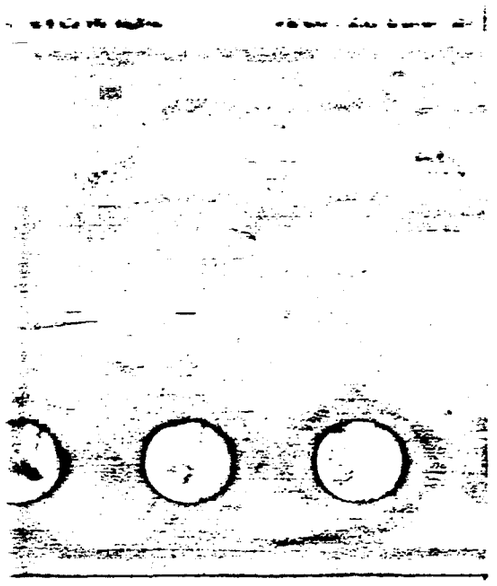
WARRANTY DEED

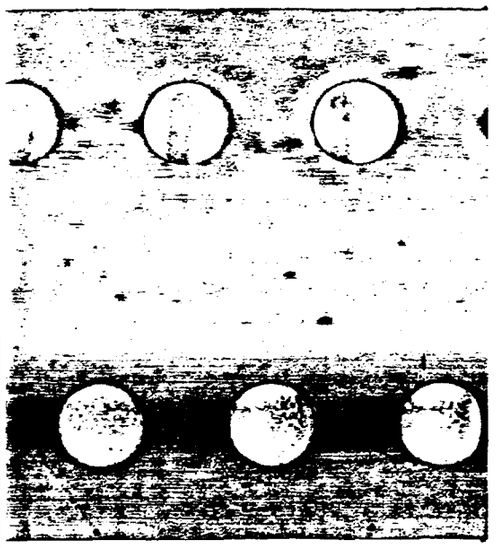
FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

3711 09/12 0101 03CHECK 300.70





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
			CAMT	89000.00
			CON TX	293.70
			PRFEE	1.00
			MTGEED	6.00
			TOTAL	300.70
			CHECK	300.70
09/12/89		01	13:30 0001	3711

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.5.2.9.0

IDENTIFICATION REFERENCE

SEP 12 1 29 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 247716