FILE NO. 25378 FILE BOX "7"

BOOK 7952 PAGE 7

FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,442.46

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 29th DAY OF SEPTEMBER, 19 89

Notary Public

MY COMMISSION EXPIRES: 11-21-1992

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PEDRO DANTE ROA et ux	CENLAR FEDERAL SAVINGS BANK	75-4-89
(NAME)	(NAME)	
504 Frankfort Drive	CN 5232 Carnegie Center	4D 24901
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee 37076	Princeton, New Jersey 08543	
(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, WILLIAM R. STAUDT and wife, DEBRA L. STAUDT,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PEDRO DANTE ROA and wife, ROSA ELENA ROA,

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. 322 on the Plan of Tulip Grove, Section 5, of record in Plat Book 4175, at page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to William R. Staudt and wife, Debra L. Staudt by Warranty Deed from Floyd A. Fiddler and wife, Mary F. Fiddler of record in Book 6912, page 786, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to ATLANTIC COAST MORTGAGE COMPANY, of record in Book 6912, page 789, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH CENLAR FEDERAL SAVINGS BANK.

unimproved ( ) This is improved (X) property, known as 504 Frankfort Drive, Hermitage, Tennessee 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 our hand s this 29th day of September, 19 89

William R Staudt
WILLIAM R. STAUDT

Debra L Staudt
DEBRA L. STAUDT

STATE OF TENNESSEE }
Davidson County }

THE UNDERSIGNED BOOK 7952 PAGE 8

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named WILLIAM R. STAUDT and wife, DEBRA L. STAUDT,

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 Nashville Tennessee, this 28th day of September, 19 89.

Commission Expires 11-21-92

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 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 _____

WARRANTY DEED

FROM

TO

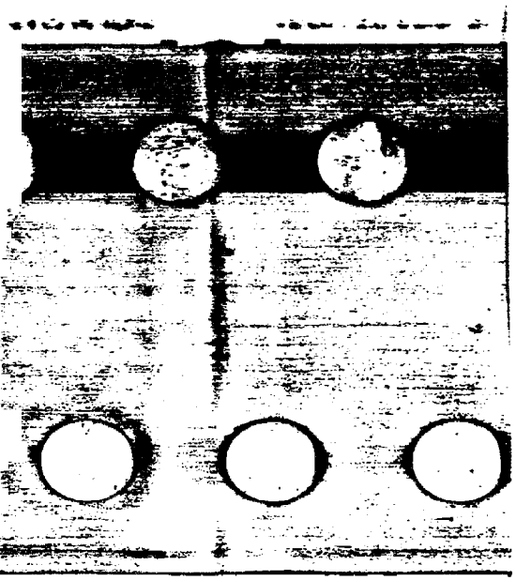
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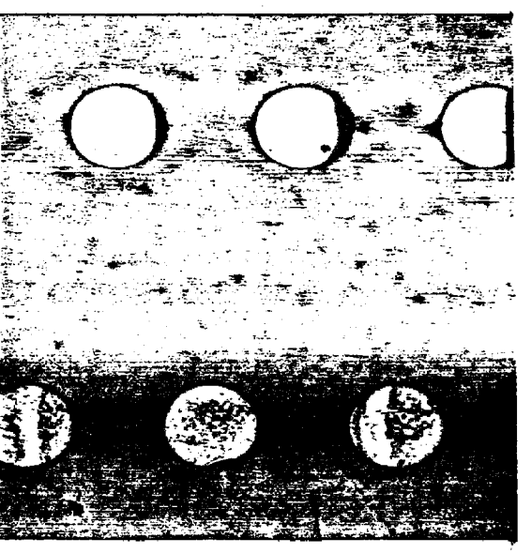
IDENTIFICATION REFERENCE

OCT 2 4 16 PM '89

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN

2076 10/02 0101 03CHECK 278.92





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

RECEIVED OF _____

FOR _____

BOOK 7952 PAGE 9

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 82442.46
CON TX 271.92
PRFEE 1.00
WDEED 6.00
TOTAL 278.92
CHECK 278.92

10/02/89 01 16:18 0001 2076

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7089'0

IDENTIFI REFERENCE

OCT 2 4 16 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 234294