VIII-E/SA32 JRR/aw 10/16/89

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

WARRANTY DEED BOOK 7961 PAGE 823

Address New Owner(s) as follows: SHERRY T. RODERICK, 1205 Kermit Drive, Nashville TN 37217

Name and Address of the person or entity responsible for payment of real property taxes: PARK AVENUE MORTGAGE COMPANY, INC., 50 Century Boulevard, Suite 200, Nashville TN 37214

Map and Parcel No. Map No. 020-01-0 - Parcel No. 086.00, Field Book No. 02DA-57110.

For and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, ANN M. ANANICZ, now FRANCIS, and husband, KENNETH E. FRANCIS, have bargained and sold, and by these presents do hereby transfer and convey unto SHERRY T. RODERICK, unmarried, her heirs and assigns, hereinafter referred to as Grantee, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 245 on the Map of Miro Meadows, of record in Book 1424, pages 94 and 95, Register's Office for said County.
>
> Said Lot No. 245 fronts 100 feet on the southerly side of Kermit Drive as measured around a curve and runs back between lines 172.4 feet on the westerly line and 174.6 feet on the easterly line to a dead line in the rear, which is a broken line on which it measures 33.4 feet.
>
> Being the same property conveyed to KENNETH E. FRANCIS and ANN M. ANANICZ, as tenants in common, by Installment Deed from Mary Ruth T. Minor, a widow, as shown of record in Book 5912, page 872, Register's Office for Davidson County, Tennessee. And being the same property conveyed to ANN M. ANANICZ by Quitclaim Deed from KENNETH E. FRANCIS as shown of record in Book 5997, page 857, Register's Office for Davidson County, Tennessee.
>
> This is improved property, located at and known as 1205 Kermit Drive, Nashville, Davidson County, Tennessee 37217.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, SHERRY T. RODERICK, unmarried, her heirs and assigns, forever; and we, ANN M. ANANICZ, now FRANCIS, and husband, KENNETH E. FRANCIS, do covenant with the said Grantee 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. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of October 1989.

Ann M. Ananicz Francis
ANN M. ANANICZ FRANCIS

Kenneth E. Francis
KENNETH E. FRANCIS

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 ANN M. ANANICZ FRANCIS and husband, KENNETH E. FRANCIS, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 16th day of October 1989.

Susan A. Hall Notary Public

My commission expires 22 September 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $64,500.00.

Henry L. Fedrick Affiant

Subscribed and sworn to before me
this 16th day of October 1989.

Susan A. Hall Notary Public

My commission expires: 22 September 1993

6252 10/17 0101 03CHECK 219.85

NOTE TO REGISTER:

After recording, please return to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

IDENTIF. REFERENCE 74459

OCT 17 9 49 AM '89

FELIX Z. ANSON REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7961 PAGE 825

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	64500.00
CON TX	212.85
PRFEE	1.00
WDEED	6.00
TOTAL	219.85
CHECK	219.85

10/17/89 01 09:52 0001 6252

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74459

IDENTIF. TREFERENCE

OCT 17 9 49 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 258407