ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JEAN AGEE TIVIS (NAME)	CITYFED MORTGAGE COMPANY (NAME)	4D 40840
P.O. BOX 992 (STREET ADDRESS OR ROUTE NUMBER)	30 WARDER STREET (STREET ADDRESS)	53-3-93
GOODLETTSVILLE, TN. 37072 (CITY) (STATE) (ZIP CODE)	SPRINGFIELD, OHIO 45501 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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 A. ROMANELLI AND WIFE, JUDITH L. ROMANELLI
HEREINAFTER CALLED THE GRANTORS

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have bargained and sold, and by these presents do transfer and convey unto the said JEAN AGEE TIVIS AND EDDIE WAYNE TIVIS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON **County, State of Tennessee, described as follows**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 160 OF SECTION C, ON THE PLAN OF VILLAGE OF OLD HICKORY, AS OF RECORD IN BOOK 1424, PAGE 66, SAID REGISTER'S OFFICE.

SAID LOT NO. 160 FRONTS 60 FEET ON THE WESTERLY SIDE OF BERRY STREET AND EXTENDS BACK BETWEEN PARRALLEL LINES 67.2 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JOHN A. ROMANELLI AND WIFE, JUDITH L. ROMANELLI BY DEED FROM GEORGE L. THOMAS, III AND WIFE, DORA P. THOMAS, AS OF RECORD IN BOOK 6893, PAGE 379, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATIONS EVIDENCED BY INSTRUMENTS OF RECORD IN BOOK 6490, PAGE 412 AND BOOK 6893, PAGE 382, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES AS IS THE HAZARD INSURANCE.

02881 IDENTIF. TREFERENCE FEB 9 9 07 AM '90 DAVIDSON COUNTY, TN.

1716 02/09 0101 03CHECK 183.88

unimproved ( )
This is improved (X) property, known as 1310 AND 1312 BERRY STREET (House Number) (Street)
OLD HICKORY, TN. 37138
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 7th **day of** FEBRUARY **19** 90.

X John A. Romanelli
JOHN A. ROMANELLI

X Judith L. Romanelli
JUDITH L. ROMANELLI

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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 JUDITH L. ROMANELLI

the bargainor ____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN., this 7th day of FEBRUARY, 19 90.

My commission expires Aug 23 1993 Notary Public Dina L Hunter

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 JOHN A. ROMANELLI

the bargainor ____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN., this 7TH day of FEBRUARY, 19 90.

My commission expires 9-11-90 Notary Public Tracey Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 53,579.03
This is equal to or greater than the property would bring at a fair and voluntary sale.

X Eddie W Tivis

Sworn to and subscribed before me
this 7th day of February, 1990.

My commission expires 9-11-90 Notary Public Tracey Thompson

This instrument was prepared by:
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TN. 37214
Name Address

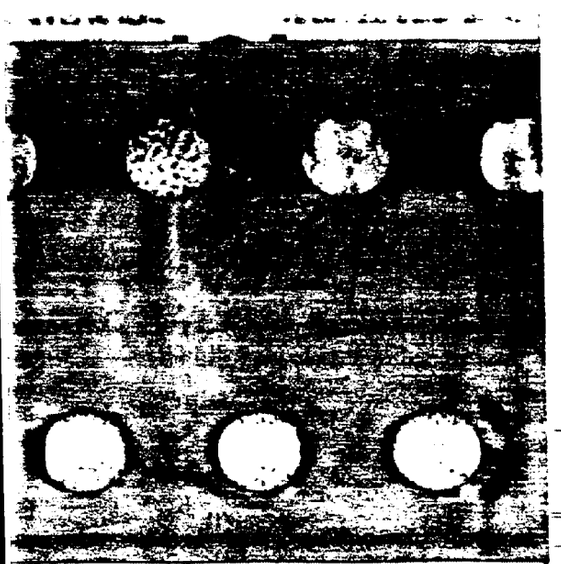
WARRANTY DEED

FROM
JOHN A. RAMANELLI ET UX

TO
JEAN AGEE TIVIS ET AL

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

MAILTO:
W.G. TRABER, ATTORNEY
P.O. BOX 140255
NASHVILLE, TN. 37214



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

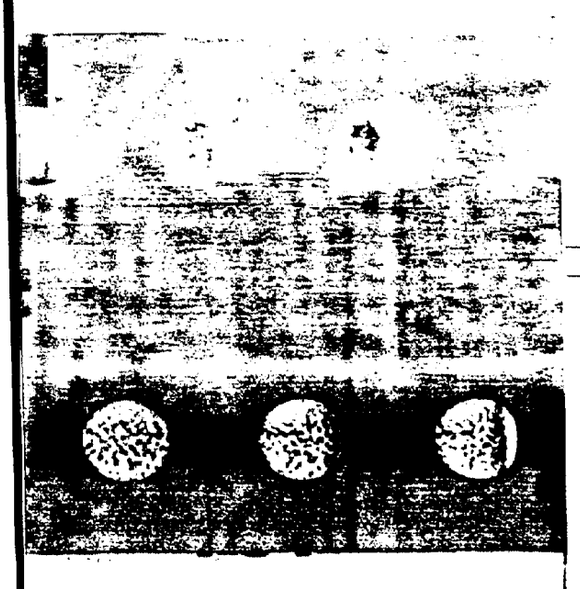
RECEIVED OF _____

FOR _____

BOOK 8043 PAGE 93

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



MAMT 53579.03
ERR CO
MAMT 53579.03-
CAMT 53579.03
CON TX 176.88
PRFEE 1.00
WDEED 6.00
TOTAL 183.88
CHECK 183.88

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/09/90 01 09:06 0001 1716

Q2881

IDENTIF. REFERENCE

FEB 9 9 07 AM '90

DAVIDSON COUNTY TN.

No. 291729