THIS INSTRUMENT PREPARED BY: Daniel P. Niznik, Attorney
Madison Title Company
P.O. Box 1368
Madison, Tennessee 37116

BOOK 8182 PAGE 874

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Herbert E. Rose, Sr., etux (NAME)	City Federal Savings Bank c/o Kissell Co. (NAME)	Map 43-12
142 Rio Vista Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	Par. 29
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------$10.00---------- *Dollars,*

Cash in hand paid by the Grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain note and deed of trust dated September 20, 1988, executed by George R. Gentry and wife, Judy A. Gentry payable to the order of City Federal Savings Bank in the original principal amount of $60,255.00, payable as set forth therein, recorded in Book 7661, page 838, Register's Office, Davidson County, Tennessee, which the Grantees agree to assume and pay in full and hold Grantors harmless from same.

We, GEORGE R. GENTRY and wife, JUDY A. GENTRY

have this day bargained and sold, and do hereby transfer and convey unto the said HERBERT E. ROSE, SR. and wife, JEANNINE M. ROSE

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 30 feet of Lot No. 25 and the northerly 40 feet of Lot No. 24 of Block "B" on the Revised Plan of Myatt-Eagan Subdivision of Lot No. 8 and the west part of Lot No. 9 of Anderson Estates, and being more particularly described in deed of record in Book 6285, page 850, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George R. Gentry and wife, Judy A. Gentry, by deed from James K. Russell and wife, Carole Russell and Michael S. Kaszyski, Jr. and wife, Dorothy Kaszyski, of record in Book 7661, page 835, Register's Office, Davidson County, Tennessee.

52558.

IDENTIF REFERENCE

AUG 27 1 51 PM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN.

RECEIVED

LLOYD W. PATE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 62,100.00

Subscribed and sworn to before me this the 24th *day of* August 1990

My commission expires: 5/8/91 *(Affix Seal)*

Affiant Herbert E Rose Sr.

Notary Public Lloyd W. Pate

unimproved ( )
This is improved (X) property, known as 142 Rio Vista Drive, Madison, Tennessee 37115
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 24th *day of* August, 1990, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George R. Gentry
GEORGE R. GENTRY, Grantor

Judy A. Gentry
JUDY A. GENTRY, Grantor

Herbert E Rose Sr.
HERBERT E. ROSE, SR., Grantee

Jeannine M Rose
JEANNINE M. ROSE, Grantee

THIS INSTRUMENT IS PREPARED UPON INFORMATION FURNISHED BY THE PARTIES, AND NO REPRESENTATION AS TO THE STATUS OF TITLE IS HEREBY AFFORDED.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* George R. Gentry and wife, Judy A. Gentry and Herbert E. Rose, Sr. and wife, Jeannine M. Rose

the within named 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 Madison, *Tennessee, this* 24th *day of* August, *19* 90

Lloyd W. Pate
Notary Public

Commission expires May 8, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM
George R. Gentry, etux

TO
Herbert E. Rose, Sr., etux

3667 08/27 0104 DEDCHECK 211.93

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8182 PAGE 876

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 62100.00
				CON TX 204.93
				PRFEE 1.00
				WDEED 6.00
				TOTAL 211.93
				CHECK 211.93

08/27/90 01 13:56 0001 3667

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52558.

IDENTIFICATION REFERENCE

AUG 27 1 51 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 350056