PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref. (jcb) (Title No: 30669)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $112,000.00

Richard B. Roiseman
Affiant

Sworn and subscribed before me this 27th day of March, 1991.

Christy Wilkins Ivey
Notary Public

My Comm. Expires: Oct 9, 1991

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**ADDRESS NEW OWNER:**
Richard B. Roiseman
407 Chesterfield Avenue
Nashville, TN 37212

**MORTGAGEE:**
Sears Mortgage Corporation
2500 Lake Cook Road
Riverwoods, IL 60015

**MAP-PARCEL NUMBERS**
104-10-119
26W 07435

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathy L. Myers Sitzwohl and spouse, Bob Sitzwohl,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard B. Roiseman and spouse, Lisa T. Roiseman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the northwesterly part of Lot No. 182 on the Plan of R. W. Grizzad's Subdivision, as of the Bosley Tract not of record and described according to a copy of a survey thereof made by T. R. Sanford, Surveyor, dated October 8, 1953, as follows:

BEGINNING at an iron pin in the southwesterly margin of Chesterfield Avenue at a point 150 feet southeasterly from the intersection of the southerly line of Marlborough; thence south 35 degrees 18 minutes west 200 feet to an iron pin; thence 42 degrees 04 minutes East 70 feet to an iron pin; thence north 50 degrees 08 minutes east, partly along the center of a drainage ditch, 204.4 feet to an iron pin in the southwesterly margin of Chesterfield Avenue; thence with the margin of the same, northwesterly around a slight curve, 120 feet to the point of beginning.

BEING the same property conveyed to Kathy L. Myers by deed from Thomas H. Dundon and wife, Mary Catherine Dundon of record in Book 7424, page 70, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 2198 Page 459 said Register's Office, and to the matters set forth in the referenced Plan of record.

02349 IDENTIF. REFERENCE MAR 28 10 13 AM '91 FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY TN.

7252 03/28 0101 03CHECK 376.60

**This is improved property, known as:** 407 Chesterfield Avenue, Nashville, TN 37212

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 27th day of March, 1991.

Kathy L. Myers Sitzwohl

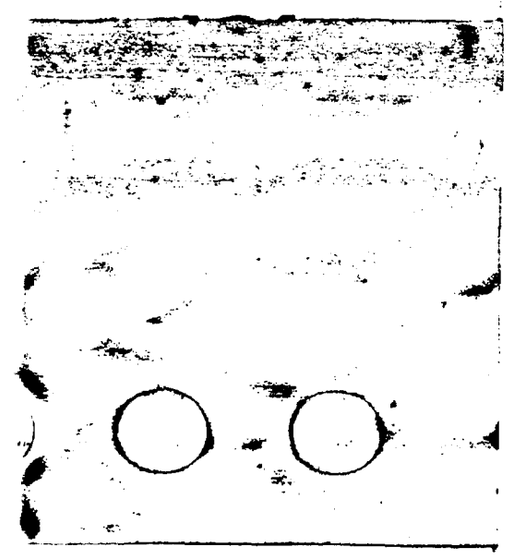
Bob Sitzwohl

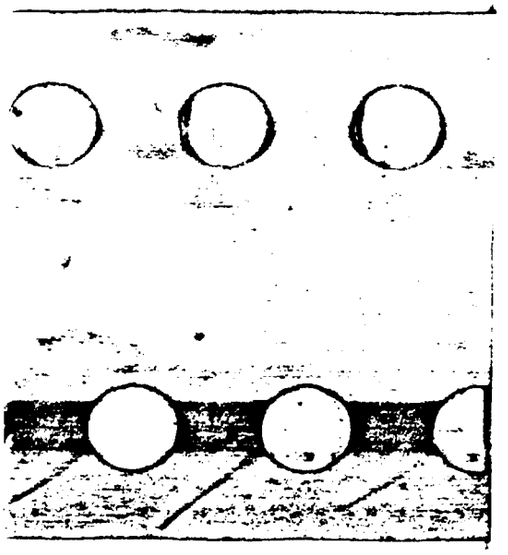
**State of Tennessee**
**County of Davidson**

On this 27th day of March, 1991, before me the undersigned authority, personally appeared Kathy L. Myers Sitzwohl and Bob Sitzwohl, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/25/93

Jill C. Buchanan
Notary Public





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8318 PAGE 244

| | | |
|---|---|---|
| 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 112000.00 |
| | | | | CON TX 369.60 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 376.60 |
| | | | | CHECK 376.60 |
| 03/28/91 | | 01 | | 10:14 0001 7252 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Q 2 3 4 9

IDENTIF. TREFERENCE

MAR 28 10 13 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 407980