Bk 8

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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: 30724)

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 105000.00

Affiant

Sworn and subscribed before me this 11th day of April, 1991.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
MIchael F. Rohling
898 Rodney Drive
Nashville, TN 37205

MORTGAGEE:
First Republic Mortgage Corporation
6012 Wilmington Pike
Dayton, OH 45459

MAP-PARCEL NUMBERS
115-05-16 8DZ-63200

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 **William R. Richards and Joy W. Richards,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Michael F. Rohling and spouse, Karen N. Rohling,** 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 Lot No. 59 on the plan of West Meade Hills, Section 3, of record in Book 3300, page 8, Register's Office for said County.

SAID Lot No. 59 fronts 155.91 feet on the easterly margin of Rodney Drive and extends back 432.65 feet on the broken northerly line and 372.85 feet on the southerly line to a dead line in the rear, measuring 94.1 feet thereon.

BEING the same property conveyed to William R. Richards and wife, Joy W. Richards by deed from Francis W. Nelly and wife, Janet E. Nelly of record in Book 4438, page 680, said Register's Office. William R. Richards Joy W. Richards have since been divorced by final decree of the Probate Court for Davidson County, Tennessee Docket No. 88D 01396.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 898 Rodney Drive, Nashville, TN 37205

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 9th day of April, 1991.

William R. Richards

Joy W. Richards

State of Florida
County of Santa Rosa

On this 9th day of April, 1991, before me the undersigned authority, personally appeared and Joy W. Richards, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public *(affix notarial seal)*

My Commission Expires: MY COMMISSION EXPIRES AUGUST 24, 1991

State of Tennessee
County of Davidson

On this 11th day of April, 1991, before me the undersigned authority, personally appeared William R. Richards, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/26/92

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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06251

IDENTIF. REFERENCE

APR 12 11 32 AM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

4441 04/12 0101 03CHECK 353-50



OFFICIAL RECEIPT

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

RECEIVED OF _____

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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 105000.00
CON TX 346.50
PRFEE 1.00
WDEED 6.00
TOTAL 353.50
CHECK 353.50

04/12/91 01 11:33 0001 4441

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06251

IDENTIF. REFERENCE

APR 12 11 32 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 412505