L-2703

This Instrument Prepared By:

Lehman Land Title, Inc.
5211 Maryland Way, Suite 1060
Brentwood, TN 37027

FILE BOX #52

WARRANTY DEED

BOOK 8600 PAGE 968

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maxine Rotkiewicz	SouthTrust Mortgage Corp.	86-7-97
(NAME)	(NAME)	
504 Jackson's Hill Court	100 Office Park Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Birmingham, Alabama 35253	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------($10.00)---------- *Dollars.*

Cash in hand paid by Maxine Rotkiewicz and husband, Art Rotkiewicz and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged, and for a further consideration the said Maxine Rotkiewicz and husband, Art Rotkiewicz have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $70,168.00 secured by a deed of trust of record in Book 7514, page 484, Register's Office for Davidson County, TN.

John Paul Murphy and wife, Christy Lynn Murphy

have this day bargained and sold, and do hereby transfer and convey unto the said Maxine Rotkiewicz and husband, Art Rotkiewicz *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 96 on the Plan of Jackson's Retreat, Phase II, a Planned Unit Development, of record in Book 5200, Page 673, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John Paul Murphy and wife, Christy Lynn Murhpy by deed from John Paul Murphy and Christy Lynn Davis of record in Book 7786, Page 237, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the Plan of record (6) All applicable Governmental and zoning regulations.

U 1 4 8: 1.

IDENTIFI REFERENCE

APR 14 12 03 PM '92

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $ 74,800.00

Subscribed and sworn to before me this the 13th *day of* April *19* 92

My Commission expires: 5-15-95 *(Affix Seal)*

Affiant Cathy Robins

Notary Public

unimproved ( )
This is improved (X) property, known as 504 Jackson's Hill Court Hermitage, TN 37076
(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 13th *day of* April *, 19* 92*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Paul Murphy
John Paul Murphy

Christy Lynn Murphy
Christy Lynn Murphy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Judy A. Lehman, *a Notary Public in and for said County and State* John Paul Murphy and wife, Christy Lynn Murphy

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 Brentwood *Tennessee, this* 13th *day of* April, *19* 92

Judy A. Lehman
Notary Public

Commission expires 5-15-95

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this _____ *day of* _____, *19* _____ *before me, the undersigned, a Notary Public in and for said County and State, personally appeared* _____, *to me known (or proved by me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of* _____, *and acknowledged that* _____ *executed the same as the free act and deed of said* _____.

Witness my hand and official seal at _____, *Tennessee, this* _____ *day of* _____, *19* _____.

_____
Notary Public

My Commission Expires _____

WARRANTY DEED

FROM
John Paul Murphy and wife,
Christy Lynn Murphy

TO
Maxine Rotkiewicz and husband,
Art Rotkiewicz

0328 04/14 0101 03CHECK 283.76

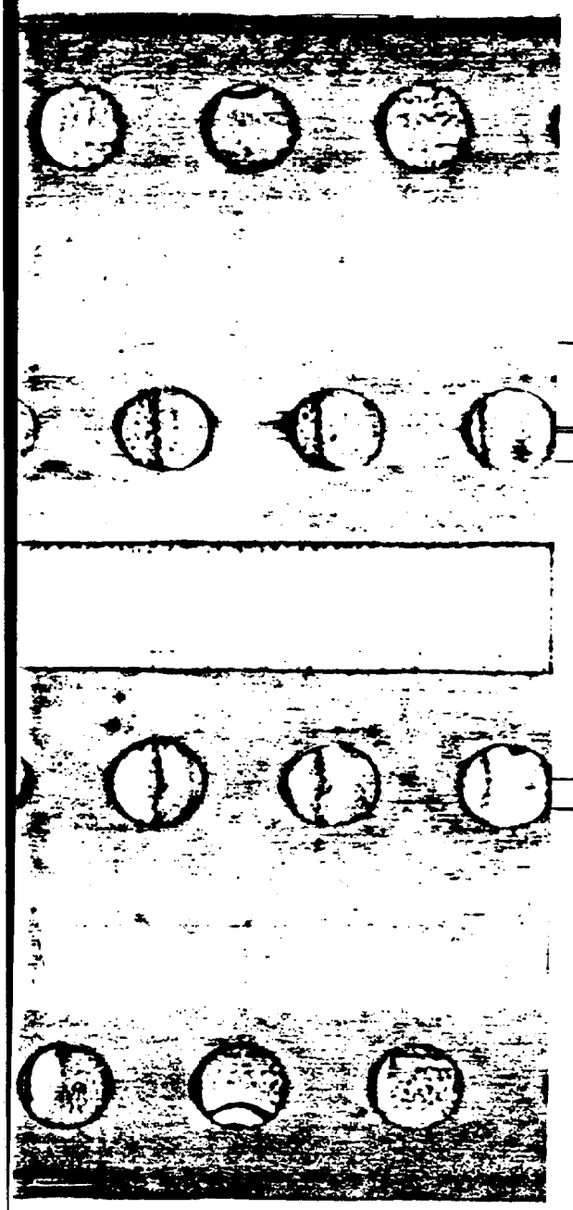
Compliments of
LEHMAN LAND TITLE, INC.
166 Franklin Road, Suite 161
Brentwood, Tennessee 37027
Phone (615) 371-8999

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8600 PAGE 970

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

CAMT 74800.00
CON TX 276.76
PRFEE 1.00
MTGFEE 6.00
TOTAL 283.76
CHECK 283.76

04/14/92 01 12:47 0001 0328

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.1.48.1:

IDENTIFI REFERENCE

APR 14 12 43 PM '92

DAVIDSON COUNTY, TN

No. 521189