BOOK 8643 PAGE 254

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ 54,000.00

Subscribed and sworn to before me, this the 29th day of May 19 92

Affiant

My commission expires: 9-24-94 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC. mail

181 East Main Street · Jefferson Building · Suite 8 · Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:			SEND TAX BILLS TO:		
Richard Jay Roan			NATIONSBANC MORTGAGE CORPORATION		
148 Harrington Avenue			P.O. Box 353		
Madison, TN 37115			Louisville, KY 40201-0353		
CITY (STREET ADDRESS)	STATE	ZIP	CITY (STREET ADDRESS)	STATE	ZIP
MAP & PARCEL NO.: 52-01-76.00					

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Margaret A. Wickwire

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Richard Jay Roan, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 35 on the Plan of Madison Realty Company's Subdivision, of record in Book 547 at page 164, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Margaret A. Wickwire by Quitclaim deed recorded in Book 5978 at page 111, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1992 and subsequent years, easements and restrictive covenants of record.

I 6 1 8 6

IDENTIF. T REFERENCE

JUN 4 9 21 AM '92

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

7687 06/04 0101 03CHECK 206.80

THIS IS [ ] IMPROVED PROPERTY KNOWN AS 148 Harrington Avenue, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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. Wherever 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 my hand this 29th day of May, 19 92

Margaret A. Wickwire

Margaret A. Wickwire

State of Tennessee
County of Davidson

BOOK 8643 PAGE 255

On this 29th day of May, 19 92, before me personally appeared Margaret A. Wickwire to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My commission expires:

9/24/94

Carol Page
Notary Public
Carol Page

NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

State of Tennessee
County of _____

On this _____ day of _____, 19 _____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

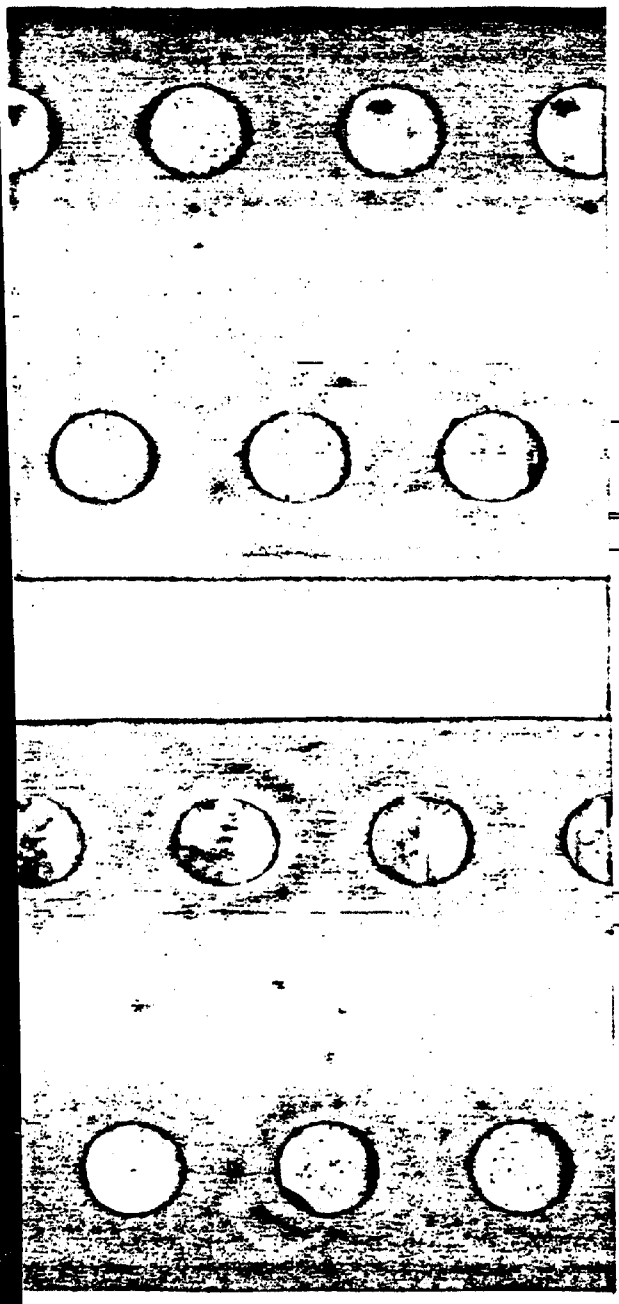
Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

WARRANTY DEED

TENNESSEE TITLE & TRUST, Inc.



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

RECEIVED OF _____

FOR _____

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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	54000.00
CON TX	199.80
PRFEE	1.00
WDEED	6.00
TOTAL	206.80
CHECK	206.80

06/04/92 01 09:20 0001 7687

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 1 8 6

IDENTIF. TREFERENCE

JUN 4 9 21 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 537479