File 11138 File Box 38

WARRANTY DEED

BOOK 8766 PAGE 71

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
KAREN C. FRANCIS (NAME)	THIRD NATIONAL BANK IN NASHVILLE (NAME)	Map 116-16-B
119 Wentworth Avenue (STREET ADDRESS OR ROUTE NUMBER)	201 Fourth Avenue North (STREET ADDRESS)	Parcel 10
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	F.B. 7DA91188

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ROCHFORD REALTY AND CONSTRUCTION CO.,. INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAREN C. FRANCIS, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Second Revision of The Iroquois of Nashville, as of record in Plat Book 6900, pages 61 and 62, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Rochford Realty and Construction Co., Inc. by deed from Iroquois Real Estate, Inc. of record in Book 7926, Page 951, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Covenants, Conditions and Restrictions of record in Book 6657, page 683, Book 6684, page 243, amended in Book 6820, page 732 and Book 7523, page 828; (2) Easements of record in Book 3432, page 467, Book 4154, page 212, and Book 4159, page 135; and (3) All matters appearing on the Plan of record in Plat Book 6900, pages 61 and 62,* said Register's Office.
*and Charter of record in Book 7661, page 875, amended in Book 8209, page 304,

5 7.8 2 7.

IDENTIFICATION REFERENCE

OCT 26 9 54 AM '92

A.A. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 119 Wentworth Avenue, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of October 19 92

ROCHFORD REALTY AND CONSTRUCTION CO.,. INC.
By:
JOHN T. ROCHFORD, PRESIDENT

STATE OF TENNESSEE
COUNTY OF _____

BOOK 8766 PAGE 72

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 ____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John T. Rochford

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of ROCHFORD REALTY AND CONSTRUCTION CO., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 20th day of October 19 92

My commission expires 1/23/93 Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 259,992.65

Karen C. Francis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October 19 92

MY COMMISSION EXPIRES: 1/23/93
(AFFIX SEAL)

Notary Public

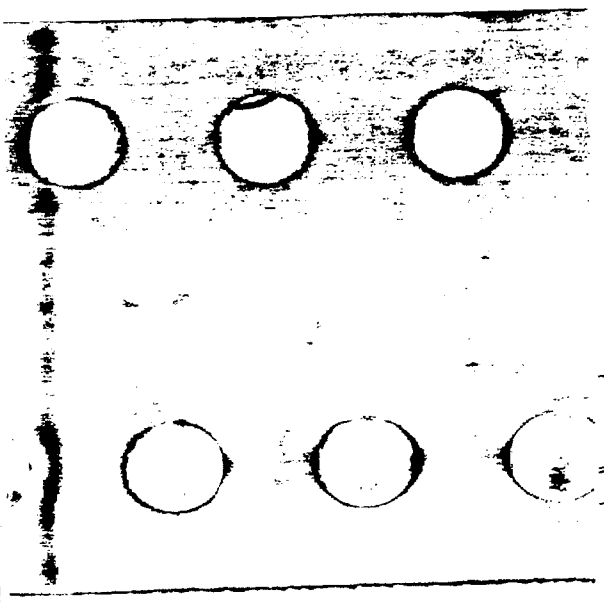
WARRANTY DEED

FROM ROCHFORD REALTY AND CONSTRUCTION CO., INC.

TO KAREN C. FRANCIS

971.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

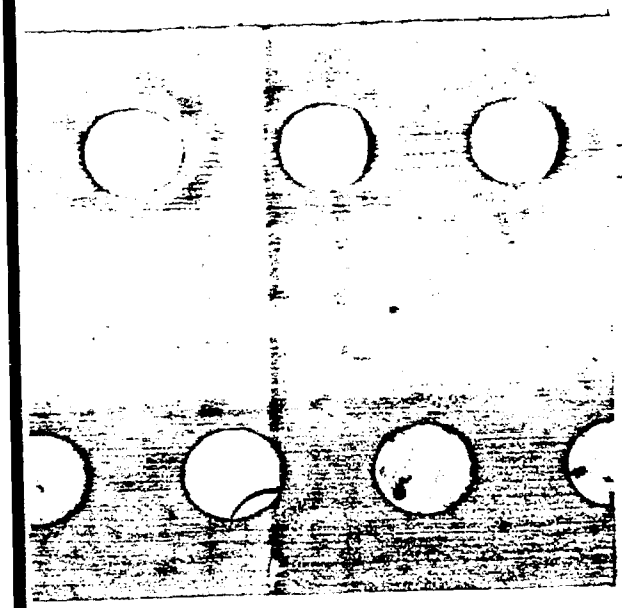
FOR _____

BOOK 8766 PAGE 73

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	
				259992.65
			DON TX	962.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	971.00
			CHECK	971.00

10/26/92 01 09:51 0001 4058



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 7 8 2 7.

IDENTIFICATION REFERENCE

OCT 26 9 54 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 583504