File 12879
File Box 38
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 9510 PG 57

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PATRICIA M. WALLENBERG	NEW OWNER	Map 142-7-C
(NAME)	(NAME)	
116 Newsom Green	116 Newsom Green	Parcel 83
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Nashville, Tennessee 37221	F.B. 9D80045
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 PATRICIA M. WALLENBERG, 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 Unit No. 83, together with the appurtenant interest in the common elements of Ashley Green, a horizontal property regime established by Master Deed, of record in Book 7184, page 44, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located on the Plan of Boundary Plat of Ashley Green on the Plan of record in Plat Book 6900, page 24, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Rochford Realty and Construction Co., Inc. by Quitclaim deed from Myhrfield Developers, a Tennessee partnership of record in Book 6880, Page 88, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Charter of record in Book 7140, page 69; (2) Covenants, Conditions, Restrictions and Agreements of record in Book 7184, page 44, corrected in Book 7467, page 279, amended in Book 7482, page 312; (3) Easements of record in Book 5407, page 643, Book 5374, page 511, and in Book 6483, page 907; and (4) All matters appearing on the Plan of record in Book 6900, page 978, and in Plat Book 6900, page 24, said Register's Office.

05509
IDENTIF. & REFERENCE
94 NOV -2 PM 3:42
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved (XX) unimproved ( ) property, known as 116 Newsom Green, Nashville, Tennessee 37221

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 1st day of November, 19 94

ROCHFORD REALTY AND CONSTRUCTION CO., INC.
By: James G. Morrissey
James G. Morrissey, Agent

STATE OF TENNESSEE

BOOK 9510 PG 58

COUNTY OF _____

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 Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES G. MORRISSEY

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 Agent 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 1st day of November 19 94

My commission expires 11/20/96 Notary Public _____

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,500.00

Patricia M. Wallenberg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November 19 94

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

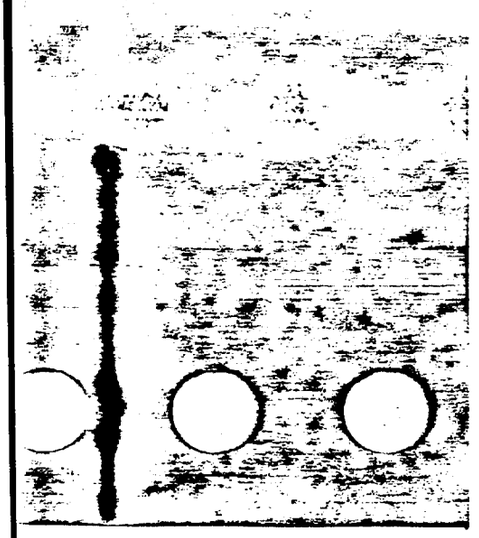
WARRANTY DEED

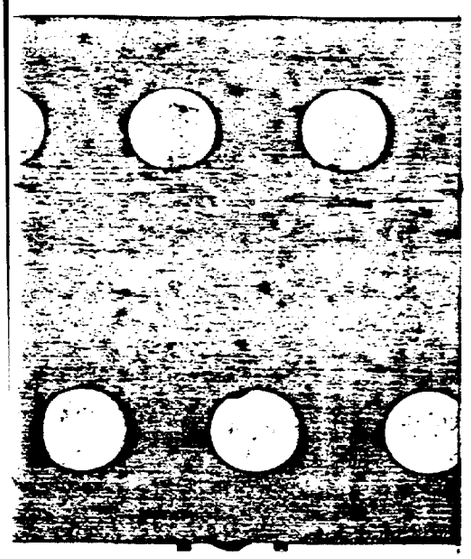
FROM ROCHFORD REALTY AND CONSTRUCTION CO., INC.

TO PATRICIA M. WALLENBERG, UNMARRIED

4105 11/02 0101 03CHECK 384.55

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 9510 PG 59

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 101500.00
CON TX 375.55
PRFEE 1.00
WDEED 8.00
TOTAL 384.55
CHECK 384.55

11/02/94 01 15:42 0001 4105

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05509
IDENTIF. ↑ REFERENCE

94 NOV -2 PM 3:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 850396