19524

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36033
Dav. Co. File: Box 8

94 DEC 22 AM 9:53

FEE REGISTER
DAVIDSON COUNTY, TN.

BOOK 9553PG222

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John D. Rosso Sunny G. Rosso 213 Hillwood Boulevard Nashville, Tennessee 37205	NationsBanc Mortgage Corporation P. O. Box 353 Louisville, KY 40201-0358

TAX MAP-PARCEL NUMBERS: 103-14-076

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 **Sarah R. Kopcsak and spouse, Peter James Kopcsak,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John D. Rosso and spouse, Sunny G. Rosso,** 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. 2 Block E on the plan of Hillwood Estates, of record in Book 1835, page 59, Register's Office for said County.

SAID Lot No. 2 fronts 140 feet on the southwesterly margin of Hillwood Drive and extends back 213 feet on the southeasterly line and 216.3 feet on the northwesterly line to a dead line in the rear, measuring 135 feet thereon.

BEING the same property conveyed to James H. Miller and wife, Sarah R. Miller by deed from Mike E. Buchanan and wife, Dorris M Buchanan of record in Book 5178, page 83, said Register's Office. By Quitclaim Deed of record in Book 6873, page 167, said Register's Office, the said James H. Miller conveyed his interest on subject property to Sarah R. Miller. The said Sarah R. Miller, now being Sarah R. Miller Kopcsak.

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.

Peter James Kopcsak, spouse of Sarah R. Kopcsak, joins in this conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

This is improved property, known as: 213 Hillwood Boulevard, Nashville, Tennessee 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.

BOOK 9553PG223

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 20th day of December, 1994.

Sarah R. Kopcsak
Sarah R. Kopcsak

Peter James Kopcsak
Peter James Kopcsak

State of Tennessee
County of Davidson

On this 20th day of December, 1994, before me the undersigned authority, personally appeared **Sarah R. Kopcsak and Peter James Kopcsak**, 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.

Deborah H. Bevis
Notary Public

DEBORAH H. BEVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires JULY 25, 1998

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 330000.00

Affiant

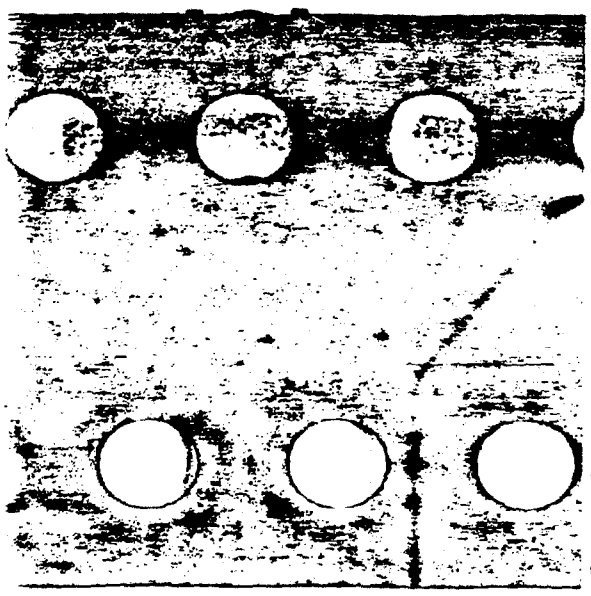
Sworn and subscribed before me on the 20th day of December, 1994.

Notary Public

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

5615 12/22 0101 03CHECK 1230-00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

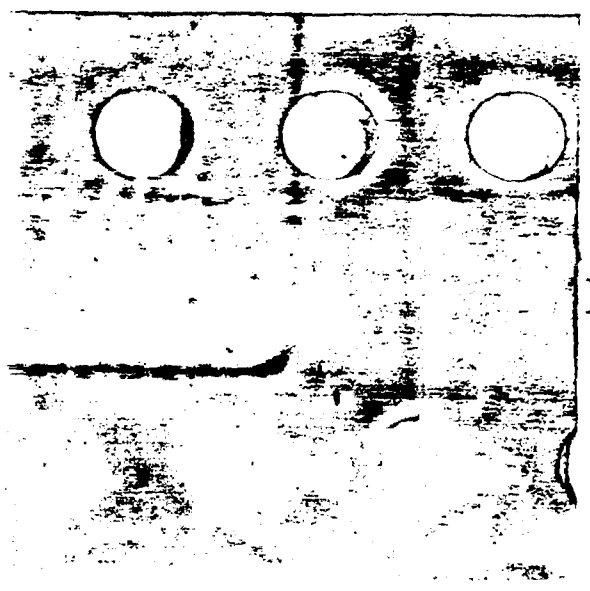
RECEIVED OF _____

FOR _____

BOOK 9553 PG 224

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 330000.00
CON TX 1221.00
PRFEE 1.00
WDEED 8.00
TOTAL 1230.00
CHECK 1230.00

12/22/94 01 09:52 0001 5615

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19524
IDENTIF. & REFERENCE

94 DEC 22 AM 9:53

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 865536