This Instrument Prepared By:Daniel P. Niznik,Attorney,American Title Company,Inc.,831 Wren Road,Goodlettsville,Tennessee 37072

WARRANTY DEED

BOOK 9692 PG 643

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roger D. Roe (NAME)	same as new owner (NAME)	Map 092-13
3511 Dakota Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 428
Nashville Tn 37209 (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,and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,including the Assumption by grantees herein of the unpaid balance on the existing mortgage recorded in Book 5978 ,Page 827 ,Register's Office for Davidson County,Tennessee,Grantees herein agree to pay said unpaid balance and assume the debt secured by said mortgage and also assume the obligations under the terms of the indtruments creating the loan.In consideration of the foregoing,WE

TIMOTHY T. SELLS as to a 2/3 undiveded interest and TIMOTHY B. STEWART as to a 1/3 undiveded interest

have this day bargained and sold, and do hereby transfer and convey unto the said ROGER D. ROE and wife,BARBARA E. ROE

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

Being Lot No. 156 on the Paln of Hortense Place,of record in Book 161,Page 167,Register's Office for Davidson County,Tennessee,to which Plat reference is hereby made for a more complete and accurate legal description of said lot.

Being part of the same property conveyed to the Grantors herein by deeds of record in Book 8562,Page 111,and Book 9667,Page 937,Register's Office for Davidson County,Tennessee.

"GRANTEES HEREBY ASSUME AND AGREE TO PAY THE UNPAID BALANCE ON THE EXISTING MORTGAGE RECORDED IN BOOK 5978 ,PAGE 827 ,THE DEBT SECURED THEREBY AND ALSO HEREBY ASSUME THE OBLIGATIONS UNDER THE TERMS OF THE INSTRUMENTS CREATING THE LOAN."

Grantees furthe assume and agree to pay the unpaid balance owing on that certain note secured by a deed of trust of record in Book 8562 Page 114,Register's Office for Davidson County,Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 78875.00

Subscribed and sworn to before me this the 6th day of June 1995

Affiant

My commission expires 11/25/95 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3511 Dakota Avenue,Nashville,Tn. 37209
(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 6th day of ~~May~~ June, 1995, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

TIMOTHY T. SELLS

TIMOTHY B. STEWART

ROGER D. ROE

BARBARA E. ROE

BOOK 9692 PG 644

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned *a Notary Public in and for said County and State* Timothy T. Sells and Timothy B. Stewart, Mary V. Farris, Roger D. Roe and wife, Barbara E. Roe *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 Goodlettsville, Tennessee, *this* 6th *day of* ~~May~~ June, 19 95

Notary Public

Commission expires 11/25/95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 _____

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

8201 06/06 0101 03CHECK 300-93

00673117
IDENTIF. ↑ REFERENCE

95 JUN -6 PM 12: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

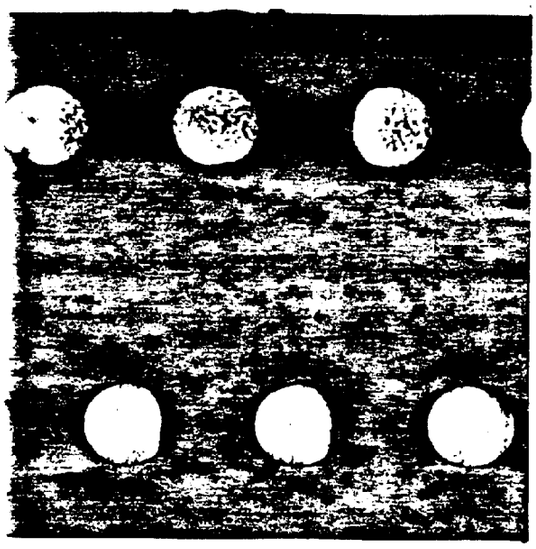
PICK-UP

WARRANTY DEED
FROM
TO

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

RECEIVED OF _____ BOOK 9692 PG 645

FOR _____



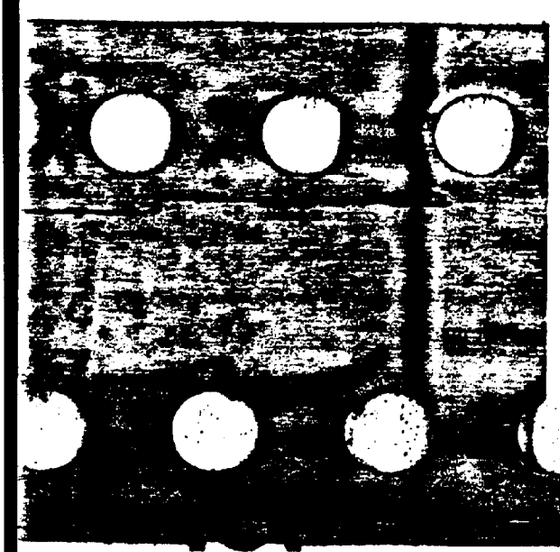
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 78875.10
CON TX 291.93
PRFEE 1.00
WDEED 8.00
TOTAL 300.93
CHECK 300.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/06/95 01 12:14 0001 8201



00067317
IDENTIF. ↑ REFERENCE

95 JUN -6 PM 12: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 917491

