WARRANTY DEED

File No: 00278138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Toni Janice Rothfuss	OWNER	Map 103-4
[NAME]	[NAME]	
4504 Utah Avenue		Parcel 107
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37209		
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Alonzo L. West, Jr., Executor of the Estate of Irene West, Alonzo L. West, Jr., Millard C. West, Sarah Helen Collins and Sharon W. Page, devisees under the Will of Irene West have this day bargained and sold, and do hereby transfer and convey unto the said Toni Janice Rothfuss

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BOOK 9939 PG 264

STATE OF Tennessee
COUNTY OF Davidson
} The actual consideration or value which ever is greater, } for this transfer is $ 51,000.00

Subscribed and sworn to before me, this the 30TH day of JANUARY, 19 96

Affiant

My Commission Expires: 11/10/97 [Affix Seal]

Notary Public Linda V Jones

unimproved ( )
This is improved (X) property known as 4504 Utah Avenue, Nashville
[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 covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out 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 30TH day of JANUARY, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Alonzo L. West Jr. Executor
Alonzo L. West, Jr., Executor of Estate of Irene West

Alonzo L. West Jr.
Alonzo L. West, Jr.

Millard C. West
Millard C. West

Sarah Helen Collins
Sarah Helen Collins

Sharon W. Page
Sharon W. Page

STATE OF Tennessee
COUNTY OF Davidson

Book 9939 Pg 265

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Alonzo L. West, Jr., Executor of the Estate of Irene West, Alonzo L. West, Jr., Millard C. West, Sarah Helen Collins and Sharon W. Page, devisees under the Will of Irene West 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 Davidson COUNTY, Tennessee, this 30TH day of JANUARY, 19 96.

Linda V. Jones
Notary Public

Commission expires 11/10/97

STATE OF TENNESSEE
NOTARY PUBLIC
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 _____ 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 _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

BOOK 9939 PG 266

Land in Davidson County, Tennessee, beginning at an iron pin in the northerly margin of Utah Avenue and also being the southesterly corner of Lot 9 Block 3 a part of Sylvan Park as of record in Plat Book 332, page 104, R.O.D.C., Tennessee.

Thence north 88 deg 39 min 59 sec west 49.66 feet to an iron pipe;

thence north 00 deg. 46 min 19 sec east 159.55 feet to an iron pipe;

thence south 88 deg. 27 min. 19 sec east 49.86 feet to an iron pin;

thence south 00 deg. 50 min 30 sec west 159.36 feet to the point of beginning containing 7934.4 square feet or 0.18 acres, according to survey by Volunteer Surveying, dated January 20, 1996, File No. 96009.

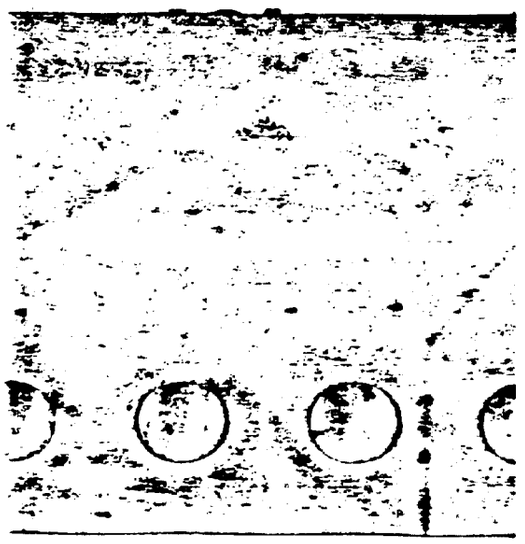
Being the same property conveyed to Alonzo L. West and wife, Irene West, by deed from Fred Hayes, of record in Book 4038, page 250, Register's Office for Davidson County, Tennessee. Both Alonzo L. West and Irene West having since died with Alonzo L. West having predeceased Irene West and property now vested in Alonzo L. West, Jr., the executor of the estate of Irene West by will of record in Will Book 202, page 270, Probate Court Clerk's Office of Davidson County, Tennessee.

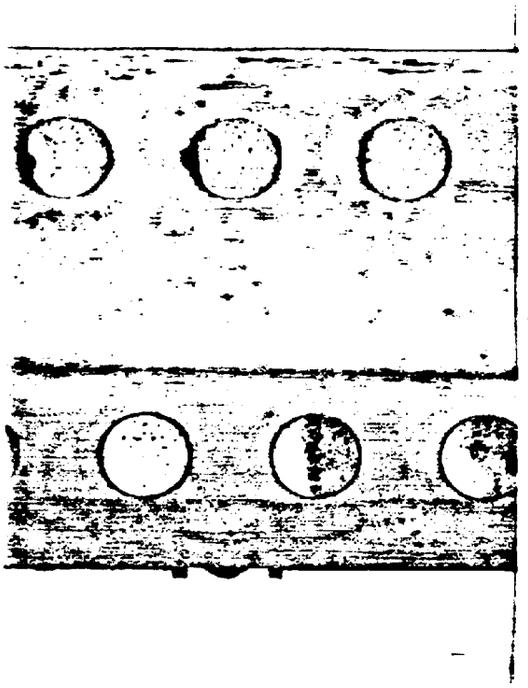
SWP
S.H.C.
M.E.W.
A.L.W.Jr.

0147638
IDENTIFICATION REFERENCE

96 FEB -6 AM 9:58
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5070 02/06 0101 03CHECK 201.70





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

RECEIVED OF _____

FOR _____

BOOK 9939 PG 267

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 51000.00	
			CON TX 188.70	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 201.70	
			CHECK 201.70	
02/06/96	01		10:03 0001 5070	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0147638
IDENTIF. # REFERENCE

96 FEB -6 AM 9:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1003295