Box 5

BOOK 9976 PG 348

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: 01/25/97

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Michael Troy Haley, Atty. THIS INSTRUMENT WAS PREPARED BY
SMS/Strategic Mortgage Services of TN., Inc., 1100 Kermit Dr., Suite 204, Nash, TN

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	~~MORTGAGEE~~ Send Tax Bill	MAP-PARCEL NUMBER
Lawrence E. Francis etux	Same	141-150-B-29.00
(NAME)	(NAME)	
621 River Ridge Court		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, WE, JAMES THOMAS TIESLER and wife, DONNA F. TIESLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO LAWRENCE E. FRANCIS AND WIFE, LANE T. FRANCIS

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

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. 297, on the Plan of Rolling River Estates, Phase II, of record in Book 5200, page 7, Register's Office for Davidson County, Tennessee.

SAID Lot No. 297 fronts 49.67 feet on the southerly margin of River Ridge Court and extends back 211.15 feet on the easterly line and 208.80 feet on the westerly line to a dead line in the rear, measuring 100.00 feet thereon.

BEING the same property conveyed to James Thomas Tiesler and wife, Donna F. Tiesler, by deed from William J. Berude and wife, Cheryl A. Berude, dated November 22, 1991, recorded November 25, 1991, of record in Book 8493, page 101, in the Register's Office for Davidson County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Rolling River, Phase II, as said areas are set forth and defined in Restrictions of record in Book 4788, page 950, Book 4871, page 640; Book 4892, page 689; and Book 5214, page 933; By-Laws of record in Book 4892, page 679; and Charter for Rolling River Estates, Inc. of record in Book 4892, page 671 and amended in Book 8276, page 552; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

7510 03/12 0101 03CHECK 455.59

unimproved ( )
This is improved (X) property, known as 621 River Ridge Court, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this 11th day of March, 1996

James Thomas Tiesler

Donna F. Tiesler

STATE OF TENNESSEE
Davidson County

BOOK 9976 PG 349

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Thomas Tiesler and his wife, Donna F. Tiesler

the bargainors, 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 Nashville, Tennessee, this 11th day of March, 19 96

Notary Public

Commission Expires 01/25/97

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for 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 himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19_____

Notary Public

Commission Expires _____

NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FROM
James Thomas Tiesler and wife,
Donna F. Tiesler

TO
Lawrence E. Francis and wife,
Lane T. Francis

Prepared by:
Michael Troy Haley, Attorney
SMS/Strategic Mortgage Services of TN, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

0159249
IDENTIF. ↑ REFERENCE

96 MAR 12 AM 11:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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



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

RECEIVED OF _____

FOR _____

BOOK 9976 PG 350

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MD - 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 120700.00
CON TX 446.59
PRFEE 1.00
WDEED 8.00
TOTAL 455.59
CHECK 455.59

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible] 0001 7510

0159249 '
IDENTIF. ↑ REFERENCE

96 MAR 12 AM 11:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1015595