(1)

3'79366
Bk 35

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

STELTEMEIER & WESTBROOK, ATTORNEYS, P.O. BOX 150349, NASHVILLE, TENNESSEE, 37215

Send New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Mary A. Nies Philip C. Yankovich 84 Victoria Park Nashville, TN 37205	Same	Map 104-14-G Parcel 45CO

BOOK 10071 PG 881

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 Rochford Realty and Construction Co., Inc. HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary A. Nies and husband, Philip C. Yankovich 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:

Land in Davidson County, Tennessee, being Lot No. 108 on the Revised Final Plan of Whitworth, Phase 01, as shown on plat of record in Plat Book 7900, pages 140 through 144, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Rochford Realty and Construction Co., Inc., by deed from SunTrust Bank, Nashvillle, National Association, of record in Book 9837, page 602, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

3718 05/04 0101 03CHECK 1255.31

unimproved ( )
This is improved (X) property, known as 84 Victoria Park, 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 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** 3rd **day of** ~~Mar~~ June, **1996.**

Rochford Realty and Construction Co., Inc.

By: James G Morrissey
James G. Morrissey, Authorized Agent

0188355
IDENTIFICATION REFERENCE

96 JUN -4 AM 9:27
FELIX REGISTER
DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notay Public with and for the State and County aforesaid, personally appeared **James G. Morrissey** with whom I am personally acquainted and who upon **his** oath acknowledged **himself** to be the **Authorized Agent** respectively of the **Rochford Realty and Construction Co., Inc.**, the within named bargainor, and that **he** as such **Authorized Agent,** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **Rochford Realty and Construction Co., Inc.** by the said **James G. Morrissey,** and attesting the same by the said **James G. Morrissey,** as such **Authorized Agent.**

Witness my hand and official seal at office at Nashville, Tn. **on this** 3rd **day of** ~~May~~ June, **1996.**

Linda V. Jones
NOTARY PUBLIC

My Commission Expires:

11-10-97

LINDA V. JONES
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 336,840.00

Mary A. Rochford
AFFIANT

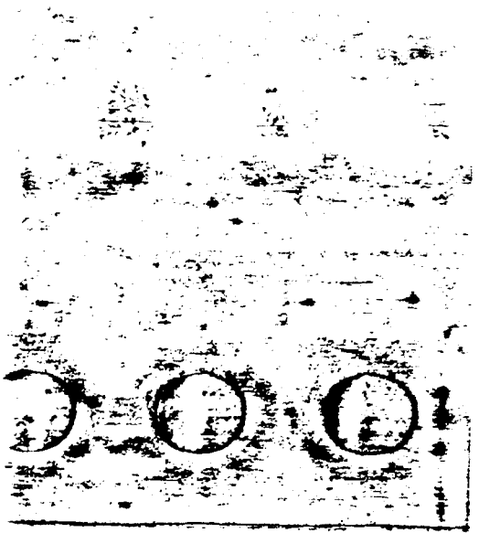
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd **DAY OF** ~~May~~ June, **1996.**

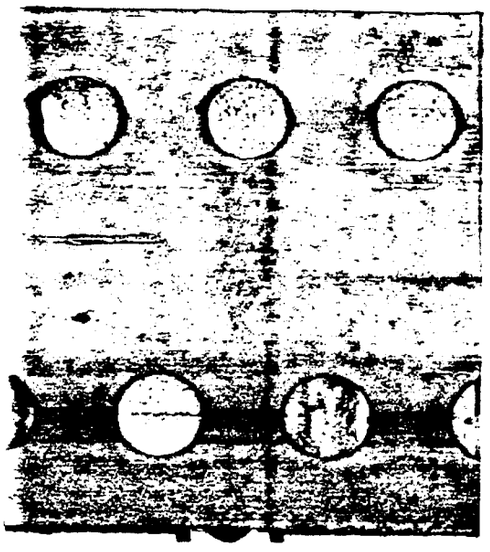
Linda V. Jones
NOTARY PUBLIC

My Commission Expires:

11-10-97

NOTARY PUBLIC
DAVIDSON COUNTY





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

RECEIVED OF _____

FOR _____

BOOK 10071 PG 883

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 336840.00
CON TX 1246.31
PRFEE 1.00
WDEED 8.00
TOTAL 1255.31
CHECK 1255.31

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/04/96 01 09:29 0001 8718

0188355
IDENTIFICATION REFERENCE

96 JUN -4 AM 9:27

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

No. 1046597