0209978

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

IDENTIF. ✦ REFERENCE 39-B
File #96-1139

BOOK 10142 PG 64

96 AUG -1 PM 3:19

WARRANTY DEED

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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 **Marvin L. Rosenfarb,** and wife **Barbara S. Rosenfarb**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald J. Beasley, and wife Joyce C. Beasley**, 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 Unit No. 1338, together with the Carport designated No. 1338-C, of River Plantation Condominiums, Section 7, ~~Phase~~ 1,* a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of River Plantation Condominiums, as of record in Book 5200, Pages 705 and 706, and as amended in Book 6392, Page 321, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Marvin L. Rosenfarb and wife Barbara S. Rosenfarb by deed from Edward L. Crump and wife Georgia L. Crump of record in Book 7612, Page 188, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

* Phase

This is improved property, known as: 1338 General George Patton, Nashville, TN 37221

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. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 31st day of July, 1996

Marvin L. Rosenfarb
Marvin L. Rosenfarb

Barbara S. Rosenfarb
Barbara S. Rosenfarb

State of Tennessee)
County of Davidson)

On this the 31st day of July, 1996, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Marvin L. Rosenfarb and Barbara S. Rosenfarb**, the bargainor(s), 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.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$138,900.00**.

Affiant

Sworn and subscribed before me on this the 31st day of July, 1996.

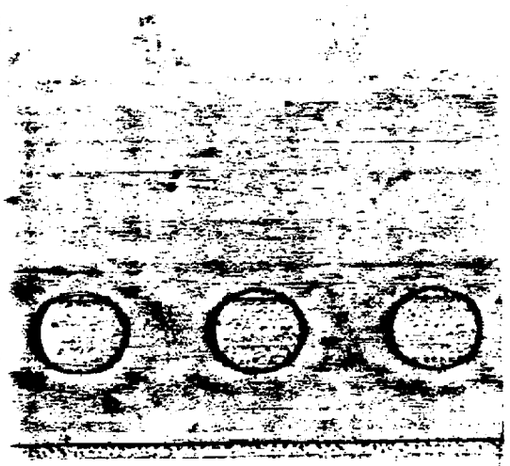
Notary Public

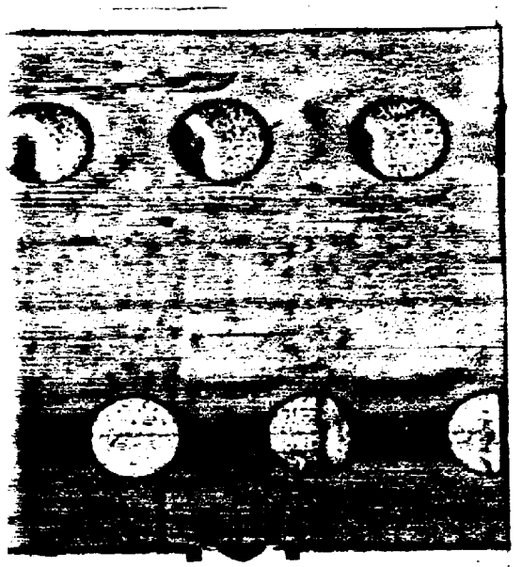
My Commission Expires: 11-22-97

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Donald J. Beasley **1338 General George Patton** **Nashville, TN 37221**	**NationsBanc Mortgage** **2059 Northlake Parkway** **Tucker, GA 30084**	**142-09-E-124**

21 08/01 0101 03CHECK 522

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





RECEIVED OF _____

FOR _____

BOOK 10142 PG 66

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	138900.00
			CON TX	513.93
			PRFEE	1.00
			WDEED	8.00
			TOTAL	522.93
			CHECK	522.93
08/01/96	01	15:23	0001	2114

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209978 IDENTIF. ↑ REFERENCE

96 AUG -1 PM 3:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1069697