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

BOOK 10142 PG 873

0210198
IDENTIF. ↑ REFERENCE 39-B
File #96-1130

96 AUG -2 AM 9:57
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

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 **Joseph W. Morris,** and wife **Joyce A. Morris**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marvin L. Rosenfarb, and wife Barbara S. Rosenfarb**, 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:**

Being Lot No. 37 on the Plan of River Park Estates, as of record in Book 6250, Page 658, and as amended in Book 6785, page 427, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph W. Morris and Joyce A. Morris by deed from Kenneth M. Ballew, Successor Trustee, of record in Book 2763, Page 299, RODC.

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

This is improved property, known as: 8204 Poplar Creek, 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

Joseph W. Morris

Joyce A. Morris

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 **Joseph W. Morris and Joyce A. Morris**, 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: **$206,000.00**.

Affiant

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

Notary Public

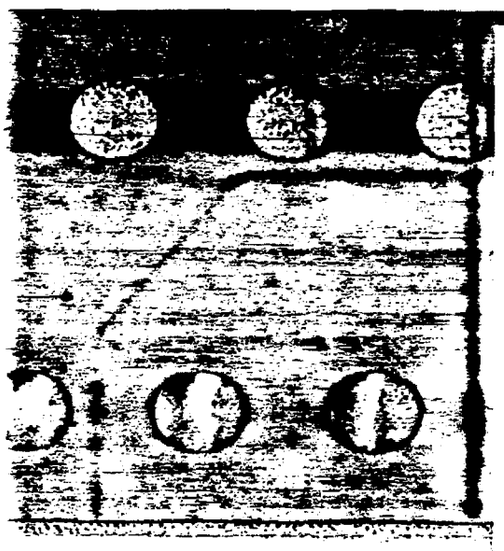
My Commission Expires: 11-22-97

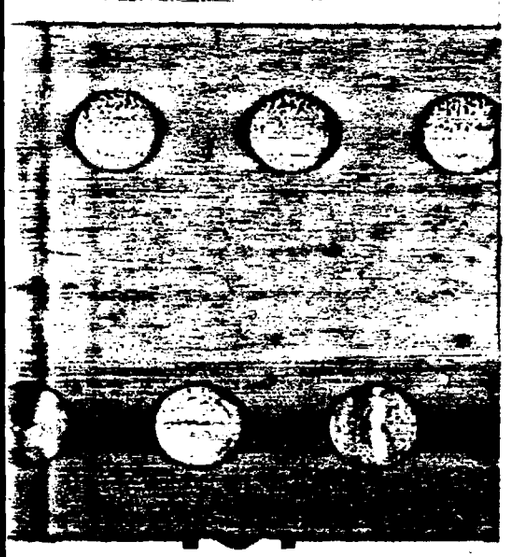
NEW OWNER:
Marvin L. Rosenfarb
8204 Poplar Creek
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
Leader Federal Bank for Savings
158 Madison Avenue
Memphis, TN 38101

TAX MAP-PARCEL #:
155-3-B-37CO

2361 08/ 01 0101 03CHECK 771.20





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

RECEIVED OF _____

FOR _____

BOOK 10142 PG 875

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	
				206000.00
			CON TX	762.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	771.20
			CHECK	771.20
		08/02/96	01	10:00 0001 2361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. # REFERENCE 0210198

96 AUG -2 AM 7:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1069939