File 14090
File Box 9B (First Title & Escrow)

0211081
IDENTIF. & REFERENCE

This instrument prepared by:
Glenn G. Dukes, Jr.
Dodson, Parker & Behm
400 Realtors Building
306 Gay Street
P. O. Box 198806
Nashville, TN 37219-8806
(615) 254-2291

95 AUG -5 PM 2:00
REGISTER
DAVIDSON COUNTY, TN.

BOOK 10146 PG 24

WARRANTY DEED

ADDRESSES OF NEW OWNERS	SEND TAX BILL TO:	MAP PARCEL NO.:
Kent Rosenbury and Debra K. Rosenbury 1347 Burton Valley Road Nashville, Tennessee 37215	Same	131-10 64

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, and other good and valuable considerations, Leonard Celauro, F. Paul Celauro and Carolyn Celauro Harmon, the heirs of Francis L. Celauro and Lillian U. Celauro, have this day bargained and sold and do hereby transfer and convey unto Kent Rosenbury and wife, Debra K. Rosenbury, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Section II, First Addition, Seven Hills, of record in Book 2663, page 51, Register's Office for said County, to which Plat reference is made for a more complete description.

Being the same property conveyed to Leonard Celauro, F. Paul Celauro and Carolyn Celauro Harmon by Will from Francis L. Celauro of record in Book 10137, page 68, Register's Office for said County.

Also being the same property conveyed to Francis L. Celauro and Lillian U. Celauro by deed from T. Burton Hoffman and Ruby J. Hoffman of record in Book 3405, page 555, Register's Office, Davidson County, Tennessee. The said Francis L. Celauro died May 4, 1995, predeceased by his wife Lillian U. Celauro, who died September 27, 1982, both citizens and residents of Nashville, Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $230,000.00.

Subscribed and sworn to before me this the 30th day of July, 1996.

Affiant

Notary Public

My Commission Expires: 11/28/98

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Kent Rosenbury and Debra K. Rosenbury (hereinafter sometimes "Transferees"), their successors, heirs and assigns, forever.

We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. We further covenant and bind our heirs and representatives to warrant and forever defend the title to said real estate to the said Transferees, their successors, heirs and assigns against the lawful claims of all persons.

WITNESS our hand this the 31st day of July, 1996.

Leonard Celauro

F. Paul Celauro
By Attorney in Fact

Carolyn Celauro Harmon

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the 31st day of July, 1996, before me personally appeared Leonard Celauro, personally known to me, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

WITNESS my hand, at office, this the 31st day of July, 1996.

Notary Public

My Commission Expires:

11/26/96

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the 30 day of July, 1996, before me personally appeared Leonard Celauro, attorney-in-fact for F. Paul Celauro, personally known to me, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained, and who further acknowledged that he is authorized by the said F. Paul Celauro to execute this instrument on his behalf.

WITNESS my hand, at office, this the 30th day of July, 1996.

Lisa L. Gilmore
Notary Public

My Commission Expires:

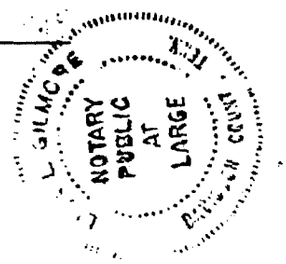
11/25/98

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the 30th day of July, 1996, before me personally appeared Carolyn Celauro Harmon, personally known to me, and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed for the purposes therein contained.

WITNESS my hand, at office, this the 30th day of July, 1996.

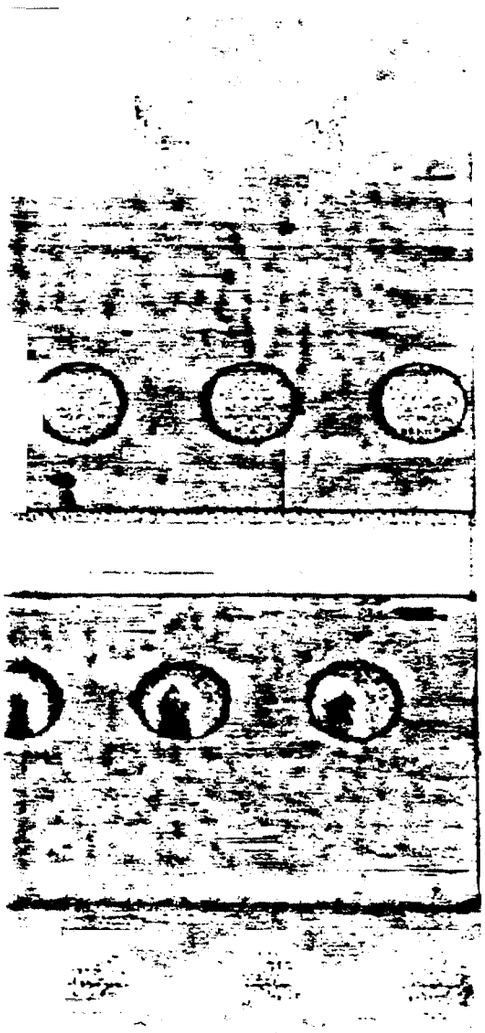
Lisa L. Gilmore
Notary Public



My Commission Expires:

11/25/98

3304 08/05 0101 03CHECK 86



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

RECEIVED OF _____

FOR _____

BOOK 10146 PG 27

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
				230000.00
				CDN TX 851.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 864.00
				CHECK 864.00
08/05/96	01			14:05 0001 3304

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0211081 IDENTIF. ↑ REFERENCE

96 AUG -5 PM 2:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1070875