11

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Tracey Fitzpatrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: 7/24/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracey Fitzpatrick (NAME)	Guaranty Trust Company (NAME)	119-13-213
474 Radnor Street (ADDRESS)	726 South Church Street (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (CITY) (STATE) (ZIP)	

FOR AND 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, Juan C. Rosselot and wife, Rhonda B. Rosselot

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracey Fitzpatrick

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 the easterly one-half of Lot No. 94 and Lot No. 95 on the plan of College Heights, of record in Book 332, Page 19, Register's Office for said County.

Said property fronts 75 feet on the northeasterly margin of Radnor Street and extends back between parallel lines 169 feet to an alley.

Being the same property conveyed to Juan C. Rosselot and wife, Rhonda B. Rosselot by deed from Kevin T. Miller, of record in Book 7839, Page 772, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 474 Radnor Street, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 29th day of July 19 96

Juan C. Rosselot by Rhonda B. Rosselot Atty-in-fact
Juan C. Rosselot

Rhonda B. Rosselot
Rhonda B. Rosselot

BOOK 10147 PG 102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Juan C. Rosselot and wife, Rhonda B. Rosselot

the bargainor S, 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 29th day of July 19 96.

Commission expires 7/24/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appered before me, the undersigned, a Notary Public, Rhonda B. Rosselot with whom I am personally acquainted,a nd who acknwledged that she executed the within instrument for the purposes therein cotained, and who further acknowledged that she is the "attorney-in-fact" of Juan C. Rosselot and is authorized by he or by its constituent, the constituent being authorized by the maker, to executed this instrument on behalf of the maker.

Witness my hand, at Nashville, Tennessee, this 29th day of July, 1996

Notary Public

My Commission Expires: 7/24/99

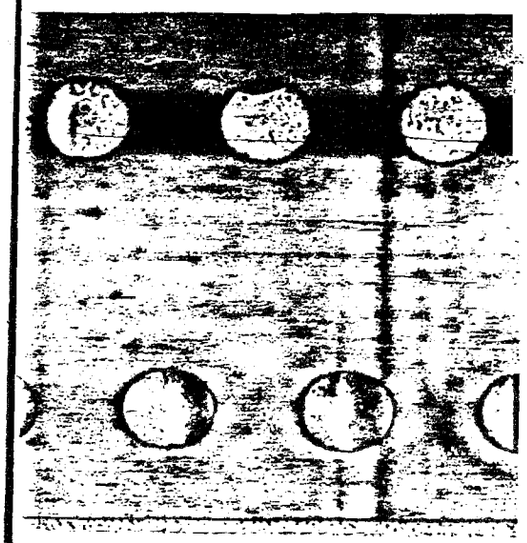
02111436

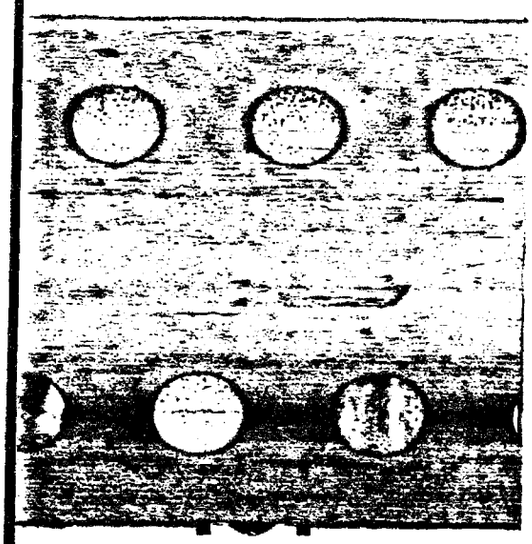
IDENTIF. & REFERENCE

96 AUG -6 AM 9:44

REGISTER
DAVIDSON COUNTY, TN.

3695 08/06 0101 03CHECK 262.45





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

RECEIVED OF _____

FOR _____

BOOK 10147 PG 103

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 68500.00
				CON TX 253.45
				PRFEE 1.00
				WDEED 8.00
				TOTAL 262.45
				CHECK 262.45
			08/06/96 01	09:47 0001 3695

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02111436
IDENTIF. ↑ REFERENCE

96 AUG -6 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1071261