WARRANTY DEED

BOOK 10435 PG 147

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,103.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April 19 97

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
TAMMY M. ROTH (NAME)	COUNTRYWIDE HOME LOANS, INC. (NAME)	104-5-12
109 39TH AVENUE NORTH (ADDRESS)	155 NORTH LAKE AVENUE (ADDRESS)	25W-08240
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	PASADENA, CA 91109 (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, ROBERT S. COLGAN AND WIFE, RHONDA L. COLGAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TAMMY M. ROTH AND HUSBAND, DENNIS R. ROTH

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 northerly 48 feet of Lot No. 67, on the Map of the SUBDIVISION OF A PART OF WEST GROVE SUBDIVISION, of record in Book 421, page 87, Register's Office for said County.

SAID part of Lot No. 67 fronts 48 feet on the westerly margin of 39th Avenue North and extends back between parallel lines, 160 feet to an alley.

BEING the same property conveyed to ROBERT S. COLGAN AND WIFE, RHONDA L. COLGAN, by deed from James T. Saeger and Stephanie Saeger, of record in Book 7774, page 297, Register's Office for DAVIDSON County, Tennessee.

RICHARD S. COLGAN AND STEVE COLGAN ARE ONE IN THE SAME PERSON.

RHONDA L. COLGAN AND RHONDA COLGAN ARE ONE IN THE SAME PERSON.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated April 23, 1997, made by:
JOHN B. KOHL, III, License No. 100

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 109 39TH AVENUE NORTH, NASHVILLE, TN 37209
(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 25th day of April 19 97

ROBERT S. COLGAN

RHONDA L. COLGAN

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 ROBERT S. COLGAN AND WIFE, RHONDA L. COLGAN

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 25th. day of April, 19 97.

Commission expires July 26, 1997

I. DYKE TATUM
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

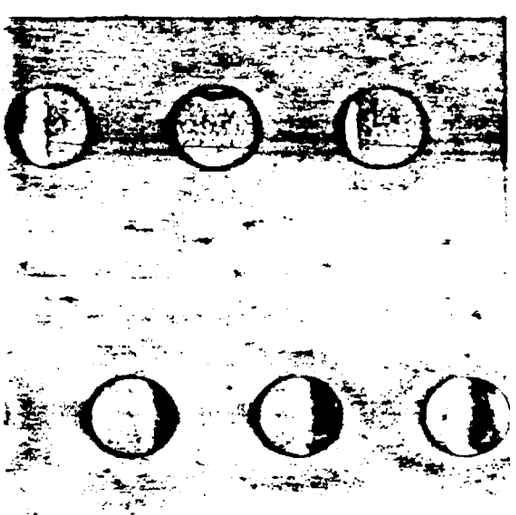
***** CONTINUATION**

JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue, South
Nashville, TN 37203

0299597
IDENTIF. & REFERENCE

97 APR 30 PM 1:57
RECEIVED, WILSON H. FOSTER
REGISTER
DAVIDSON COUNTY, TN.

5236 04/30 0101 03CHECK 582-89



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

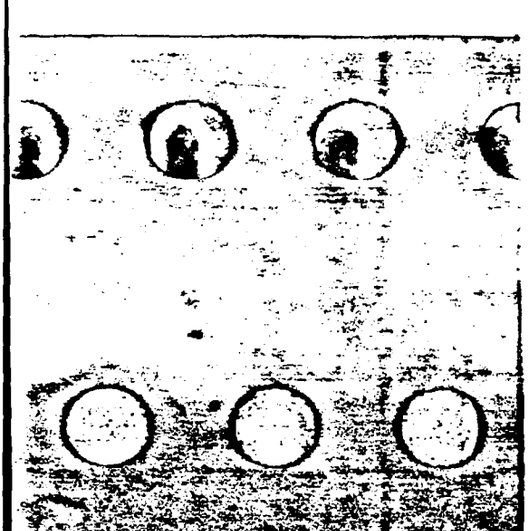
RECEIVED OF _____

FOR _____

BOOK 10435 PG 149

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 155103.00

CON TX 573.89

PRFEE 1.00

WDEED 8.00

TOTAL 582.89

CHECK 582.89

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/30/97 01 14:02 0001 5239

0299597

IDENTIF. & REFERENCE

97 APR 30 PM 1:57

FELIX Z. WILSON, II REGISTER

DAVIDSON COUNTY, TN.

No. 1145332