WARRANTY DEED

NOTARY PUBLIC AT LARGE
PHILLIP
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10500 PG 603

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,900.00

Marsha Jean Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June 19 97

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marsha Jean Jones (NAME)	First Union Mortgage Corporation (NAME)	MAP 91-11
607 49th Avenue North (ADDRESS)	1100 Corporate Center Dr/NC-4777 (ADDRESS)	PARCEL 279
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Raliegh, NC 27607-5066 (CITY) (STATE) (ZIP)	FB 12W 49610

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, Toni J. Rothfuss, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marsha Jean Jones, a single person

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 Lots No. 16 and 18 of Block 97, Plan No. 1 West Nashville, of record in Book 57, pages 74 and 75, Register's Office for said County.

Said lot adjoin and front together 50 feet on the west side of 49th Avenue, North (formerly 8th Street) and extends back westwardly between parallel lines, 160 feet to an alley 25 feet wide.

Being the same property conveyed to Toni J. Rothfuss, a single person by deed from Roger J. Rotoni and wife, Dorothy H. Rotoni of record in Book 10500, page 601, Register's Office, Davidson County, Tennessee.

97 JUN 20 PM 3:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ➔ REFERENCE
03 18 246

unimproved ( )
This is improved (X) property, known as 607 49th Avenue North, Nashville, Tennessee 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 my hand this 13th day of June 19 97

Toni J. Rothfuss

Toni J. Rothfuss

BOOK 10590 PG 604

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 Toni J. Rothfuss, a single person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville _____, Tennessee, this 13th day of June A.D. 19 97.

Commission expires _____

_____
Notary Public

PHILLIP G. HORD
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires NOV. 22, 1997

STATE OF TENNESSEE
COUNTY OF

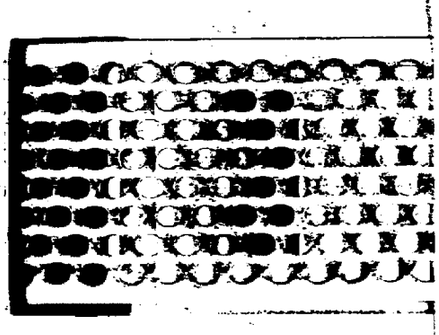
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

5707 06/20 0101 03CHECK 308.33



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

RECEIVED OF _____

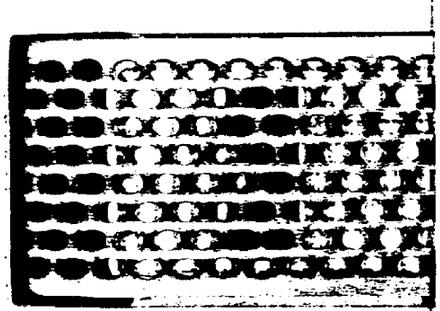
FOR _____

BK 10500 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 80900.00
				CON TX 299.33
				PRFEE 1.00
				MDEED 8.00
				TOTAL 308.33
				CHECK 308.33
06/20/97	01			15:30 0001 5707

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0318246
IDENTIF. # REFERENCE

97 JUN 20 PM 3:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1165347