INSTRUMENT PREPARED BY:

FIRST TITLE CORPORATION
1161 Murfreesboro Rd. Ste 324
Nashville, TN 37217

FILE #: T-5132-ROARTY

BOK 61

BOOK 10501 PG 430

WARRANTY DEED

NEW OWNER NAME:	SEND TAX BILL TO:	MAP PARCEL NUMBER:
Donald S. Roarty Christine A. Roarty and William Peter Wylie	Tennessee Conventional Loans, Inc.	129_05-0/036.00
STREET ADDRESS: 208 Rolling Fork Court	STREET ADDRESS: 640 Spence Lane	
CITY STATE ZIP Nashville, TN 37205	CITY STATE ZIP Nashville, TN 37217	

THIS INDENTURE, made and entered into this 20th day of June, 1997, by and between Albert E. Ambrose Jr. and wife, Frances J. Ambrose parties of the first part, and Donald S. Roarty and wife, Christine A. Roarty and William Peter Wylie parties of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, to-wit:

A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Ambrose Acres of record in Book 8250, Page 519, Register's Office for said County.

ALSO INCLUDED IN THIS CONVEYANCE IS A ACCESS EASEMENT BETWEEN LOT 1 AND LOT 2 OF AMBROSE ACRES BEING MORE PARTICULARLY DESCRIBED HEREIN BELOW:

All that portion of land located in the Second Civil District of Nashville, Davidson County, Tennessee, running through Lot No. 2, Final Plat, Ambrose Acres (Book 9250, page 519 R.O.D.C., TN) and serving Lot 1 of said Ambrose Acres being described according to a mortgage loan inspection by Campbell, McRae & Associates, dated 6/13/97 (Glenn McRae Tn RLS #1673), more particularly as follows:

Beginning at an iron rod (Old) at the common front corner of Lot 1 and 2 Ambrose Acres (Book 9250, page 519 R.O.D.C., TN) being further described as the southwest corner of Lot 2 of said Ambrose Acres; thence easterly along the 20' wide access easement that runs along the centerline of an existing concrete driveway, the centerline of said 20' access easement being described as follows: N 57 deg. 56' 34" E 19.62 feet to the beginning of a curve to the left that has a deflection angle of 52 deg. 13' 10" a Radius of 100.00' Feet a tangent length of 49.01 feet a length of 91.14' feet and a chord bearing a distance of N 31 deg. 49' 59" E 88.02 ' Feet; thence N 05 deg. 43' 24" E 176.69' Feet to the beginning of a curve to the right that has a deflection angle of 122 deg. 43' 26" a radius of 35.00' Feet a tangent length of 64.09' feet a length of 74.97' feet and a chord bearing a distance of N 67 deg. 05' 07" E 61.44'; thence continuing with said concrete driveway centerline the following 3 (three) calls: S 51 deg. 33' 10" E 59.80' feet; thence S 65 deg. 33' 52" E 43.45' feet; thence S 69 deg. 17' 59" E 48.38' feet to the point in the common lot line of Lots 1 and 2 of said Ambrose Acres Subdivision said point being located S 33 deg. 52' 24" W 9.30' feet from the most easterly point of Lot 2 of said Ambrose Acres Subdivision and the easterly terminus of this access easement.

Being a portion of the property conveyed unto Albert E. Ambrose, Jr. and wife Frances J. Ambrose, by Deed recorded June 3, 1992, in Book 8642, Page 518, of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.
The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Albert E. Ambrose Jr.

Frances J. Ambrose

BOOK 10501 PG 431

ACKNOWLEDGEMENT PAGE OF WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, Albert E. Ambrose Jr. and wife, Frances J. Ambrose, the within named 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 seal at office, this 20th day of June, 1997.

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
05/30/99

Notary Public

I, WE, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $234,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

My Commission Expires MAY 30, 1999

Affiant

Subscribed and sworn to before me this 20th day of June, 1997.

Notary Public Patricia Kay Neal

My Commission Expires:
05/30/99

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 1999

PROPERTY ADDRESS:
208 Rolling Fork Court
Nashville, TN 37205

5975 06/23 0101 03CHECK 874.80

037800

IDENTIF. ← REFERENCE

97 JUN 23 AM 10:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10501 PG 432

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 234000.00
CON TX 865.80
PRFEE 1.00
WDEED 8.00
TOTAL 874.80
CHECK 874.80
06/23/97 01 10:31 0001 5975

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03 18480
IDENTIF. # REFERENCE

97 JUN 23 AM 10: 29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1165809