BOOK 10511 PG 66

PREPARED BY (AND RETURN TO):

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W & I Ref: (pmt) Title No: 38931
Dav. Co. File: Box 8

97 JUN 30 PM 3:28

REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE

03213911

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joseph T. Botz 449 Rochelle Drive Nashville, TN 37220	SunTrust Bank, Tennessee, N.A. P. O. Box 105621 Atlanta, GA 30348-5621

TAX MAP-PARCEL NUMBERS: Map 146-16, Parcel 115

9112 06/30 0101 03CHECK 528.85

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 140500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randall L. Ronning and spouse, Kay D. Ronning,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph T. Botz,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 703 on the Plan of Brentwood Hall Section VII of record in Book 2330, Page 27, Register's Office for said County.

Said Lot No. 703 fronts 111.0 feet on the Easterly margin of Rochelle Drive and extends back 247.5 feet on the Northerly line and 327.0 feet on the southerly line to a dead line in the rear, measuring 135.9 feet thereon.

Being the same property conveyed to Randall L. Ronning and wife, Kay D. Ronning by deed from Lewis D. West, a widower of record in Book 7961, Page 483, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 2397, Page 133, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 449 Rochelle Drive, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

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WITNESS THE EXECUTION HEREOF this 27th day of June, 1997.

Randall L. Ronning **Kay D. Ronning**

State of Tennessee
County of Davidson

On this 27th day of June, 1997, before me the undersigned authority, personally appeared **Randall L. Ronning** and **Kay D. Ronning**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/19/98

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

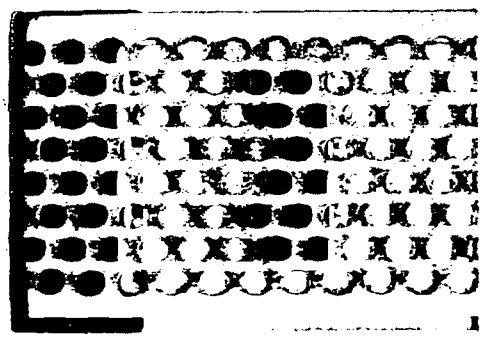
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 140500.00

Affiant

Sworn and subscribed before me on the 27th day of June, 1997.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/19/98

Notary Public



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

RECEIVED OF _____

FOR _____

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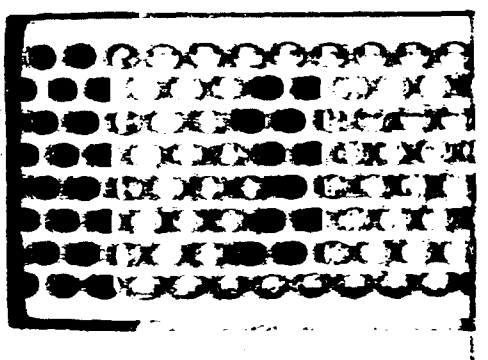
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 140500.00
CON TX 519.85
PRFEE 1.00
WDEED 8.00
TOTAL 528.85
CHECK 528.85

06/30/97 15:30:0001 9112

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0321391
IDENTIF. ↑ REFERENCE

97 JUN 30 PM 3:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1168704