File Box 9B
First Title and EScrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
C 11 Paddock 229 Ward Circle
Brentwood, Tennessee 37215

BOOK 10549 PG 849

No. 14804

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RODERICK ST.CLAIR	FIRST AMERICAN NATIONAL BANK	141=15-C
(NAME)	(NAME)	
1208 Silverleaf Court	First American Center	7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Nashville, Tennessee 37237	9D 77332
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, KAREN E. MONTEFIORI, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RODERICK ST.CLAIR AND WIFE, SUZANNE HIROMI LUBBERS=ST. CLAIR

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 203 on the Plan of Phase "8" Rolling River Estates, as of record in Plat Book 5800, page 148, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David C. Montefiori and wife, Karen E. Montefiori by quitclaim deed from Tim Villager and wife, Nyla J. Villager of record in Book 7745, page 338, said Register's Office. David C. Montefiori and Karen E. Montefiori have since divorced and David C. Montefiori has subsequently conveyed his interest to Karen Montefiori by quitclaim deed of record in Book 9716, page 840, Register's Office for Davidson County, Tennessee.

Karen E. Montefiori and Karen Montefiori being one and the same person.

This conveyance is made subject to: (1) Taxes for the year 1997 which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 4892, page 689, made applicable in Book 6001, page 401; (3) Charter of record in Book 4892, page 671, amended in Book 8276, page 552; and (4) All matters appearing on the plan of record in Plat Book 5800, page 148, Register's Office for Davidson County, Tennessee.

033224B

IDENTIF. & REFERENCE

97 JUL 31 AM 10:37
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

1087 07/31 0101 03CHECK 560.30

This is improved ( ) unimproved (XX) property, known as 1208 Silverleaf Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of July, 19 97

Karen E. Montefiori
KAREN E. MONTEFIORI

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10549 PAGE 830

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN E. MONTEFIORI

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of July, 19 97.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 19 97.

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
KAREN E. MONTEFIORI

TO
RODERICK ST.CLAIR AND WIFE, SUZANNE HIROMI LOBBERS ST. CLAIR

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF BOOK 10549 PG 851

FOR

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 149000.00
CON TX 551.30
PRFEE 1.00
WDEED 8.00
TOTAL 560.30
CHECK 560.30

07/31/97 01 10:43 000. 1087

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0332248
IDENTIF. A. REFERENCE

97 JUL 31 AM 10:38
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1180729