58-A

File Box 3-B

First Title and Escrow Company, Inc.

WARRANTY DEED

58

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10661 PG 249

#15025

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RANDALL C. TROUTT (NAME)	NRV MORTGAGE FINANCE, INC. (NAME)	142-16-B
117 Amherst Way (STREET ADDRESS OR ROUTE NUMBER)	100 Ryan Court (STREET ADDRESS)	51
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Pittsburgh, PA 15230 (CITY) (STATE) (ZIP)	9D80738

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, ROYAL H. FOWLER, III AND WIFE, CLAUDIA FOWLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL C. TROUTT, MARRIED

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. 51 on the Plan of Arlington Green Phase I, as of record in Plat Book 6900, page 399, amended in Book 7517, page 281, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Royal H. Fowler, III and wife, Claudia Fowler by deed from Anthony L. Kalloch and Lucia P. Kalloch of record in Book 9526, page 983, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 8102, page 402, amended in Book 8120, page 485, Book 8180, pages 230 & 232, and in Book 8181, page 62; (2) Easements of record in Book 5459, page 654, Book 5473, page 171; and in Book 4594, page 650; (3) Dedication of common area in Book 8625, page 750; (4) Charter of record in Book 8170, page 450; and Book 7520, page 564; and (5) All matters appearing on the Plan of record in Plat Book 6900, page 399, amended in Book 7517, page 281, said Register's Office.

0363512

IDENTIF. ↑ REFERENCE

97 OCT 28 PM 3:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4704 10/28 0101 03CHECK 887.75

unimproved ( )
This is improved (XX) property, known as 117 Amherst Way, 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 27th day of October, 1997.

Royal H. Fowler III
ROYAL H. FOWLER, III

Claudia Fowler by Royal H. Fowler III
CLAUDIA FOWLER
BY: ROYAL H. FOWLER, III, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECOREDED
SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10661 PG 250

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROYAL H. FOWLER, III

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

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

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROYAL H. FOWLER, III, with whom I am personally acquainted, and who acknowledged that he executed the wtihin instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said CLAUDIA FOWLER and is authorized by the said CLAUDIA FOWLER to execute this instrument on her behalf.

Witness my hand, at Office this 27th day of October, 1997.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 237,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 1997.

MY COMMISSION EXPIRES 2/27/99 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. SHELLY D. WILSON

WARRANTY DEED

FROM ROYAL H. FOWLER, III AND WIFE, CLAUDIA POWLER

TO RANDALL C. TROUTT, MARRIED

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 _____

FOR _____

BOOK 10661 PG 251

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 237500.00
CON TX 878.75
PRFEE 1.00
WDEED 8.00
TOTAL 887.75
CHECK 887.75

10/28/97 01 15:23 0001 4704

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0363512
IDENTIF. ↑ REFERENCE

97 OCT 28 PM 3:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1213946