Box 35

Record and return to
Box 35

BOOK 10889 PG 412

WARRANTY DEED

File No: 00286663

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Toni J. Rothfuss	Same	Map 103-3
[NAME]	[NAME]	
4706 Nebraska Avenue		Parcel 241
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37209		
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Martin Edward Mulloy and wife, Mary Kathryn Mulloy

have this day bargained and sold, and do hereby transfer and convey unto the said Toni J. Rothfuss, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value which ever is greater, for this transfer is $ 110,000.00

Subscribed and sworn to before me, this the 15TH day of APRIL, 19 98

Toni J. Rothfuss
Affiant

My Commission Expires: 03/24/01
[Affix Seal]

Mary B. Simmons
Notary Public

unimproved ( )
This is improved (X) property known as 4706 Nebraska Avenue, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 15TH day of APRIL, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Martin Edward Mulloy
Martin Edward Mulloy

Mary Kathryn Mulloy
Mary Kathryn Mulloy

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Mary B. Simmons, a Notary Public in and for said County and State Martin Edward Mulloy and wife, Mary Kathryn Mulloy

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 _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson COUNTY, Tennessee, this 15TH day of APRIL, 19 98.

NOTARY PUBLIC AT LARGE DAVIDSON

Mary B Simmons Notary Public
Mary B. Simmons

Commission expires 03/24/01
My Commission Expires March 24, 2001

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

98 APR 16 PM 2:33
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

042648

... REFERENCE

WARRANTY DEED

FROM

_____

TO

_____

_____

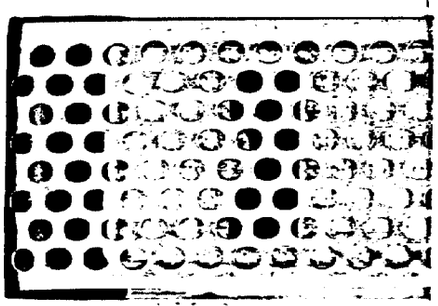
Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 10, Block 10 on the Map of Sylvan Park as of record in Book 332, page 104, Register's Office for Davidson County, Tennessee. Said Lot 10 fronts 50 feet on the northerly side of Nebraska Avenue, formerly Eighth Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Martin Edward Mulloy, married, and to Martin Mulloy, Jr., unmarried, a life estate, by Quitclaim Deed from William J. Mulloy, married and Martin Mulloy, Jr., unmarried, of record in Book 7896, page 810, Register's Office for Davidson County, Tennessee. The said Martin Mulloy, Jr. having since died.

5044 04/16 0101 03CHECK 420.00



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

RECEIVED OF _____

FOR _____

BOOK 10889 PG 415

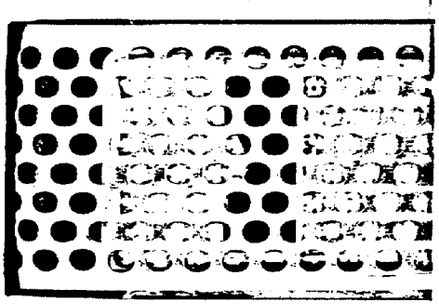
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 12.00
TOTAL 420.00
CHECK 420.00

04/16/98 01 14:34 0001 5044

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0426418
IDENTIFICATION REFERENCE

98 APR 16 PM 2:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281192