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This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

BOOK 10899 PG 830

ADDRESS NEW OWNER:
JOHN W. ROBERTS and DEVITA M. ROBERTS
3309 Austin Lane
Nashville, Tennessee 37207

SEND TAX BILL TO:
To Mortgagee

MORTGAGEE:
GUARANTY TRUST
640 Broadmor Boulevard, Suite 100
Murfreesboro, Tennessee 37129

MAP **050-10-0**
PARCEL **33.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MARIE ROMESBURG and husband, ROBERT F. ROMESBURG,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **JOHN W. ROBERTS and wife, DEVITA M. ROBERTS**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 747 on the Plan of Parkwood Estates, Section 4, as of record in Plat Book 3300, Page 79, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Marie Romesburg and husband, Robert F. Romesburg by Deed from Robert F. Romesburg of record in Book 4480, Page 621, Register's Office for Davidson County, Tennessee.

This is improved property known as 3309 Austin Lane, Nashville, Tennessee 37207.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTORS do further covenant and bind themselves their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

042936
IDEN. REFERENCE
88 APR 24 PM 2:0
FELIX
DAVIDSON COUNTY, TN.

WITNESS my hand this the 21st day of April, 1998.

BOOK 10899 PG 831

Marie P Romesburg
MARIE P. ROMESBURG

Robert F Romesburg
ROBERT F. ROMESBURG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **MARIE P. ROMESBURG and husband, ROBERT F. ROMESBURG**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of April, 1998.

Amy Beth Walpole
NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $94,750.00.

Debra Marie C. Roberts
AFFIANT

Subscribed and sworn to before me on this 21st day of April, 1998.

Amy Beth Walpole
NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001

8195 04/24 0101 03CHECK 35

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

RECEIVED OF _____

FOR _____

BOOK 10899 PG 832

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 94750.00
CON TX 350.58
PRFEE 1.00
WDEED 8.00
TOTAL 359.58
CHECK 359.58

04/24/98 01 14:03 0001 8195

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

042936 I.
IDENTIF. & REFERENCE

98 APR 24 PM 2:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1284311