BOOK 10973 PG 933

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
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W & I Ref: (cmw) Title No: 39981
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Phyllis S. Rosenbaum Joshua K. Goldman 401 Bowling Ave, #88 Nashville,TN 37205	Suntrust Bank, Nashville, N.A. P.O. Box 305110 Nashville,TN 37230-5110

TAX MAP-PARCEL NUMBERS: 104-13-B-80 07DA 71885

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald W. Seagren, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Phyllis S. Rosenbaum and husband, Joshua K. Goldman _____, 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 Building Site No. 80, also designated Unit 88, on the Plan of Richmeade Place, Section Five, of record in Plat Book 5210, page 141, said Register's Office, and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Ronald W. Seagren, by deed from Henrietta K. Napier, unmarried, of record in Book 10637, page 914, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5210, Page 141, said Register's Office, which Plan shows minimum building setback lines and to which plan and record thereof are incorporated herein and made a part hereof by reference; The Declaration of Covenants, Conditions and Restrictions of record in Book 4941, page 637, Book 5019, page 946, Book 5036, page 338, Book 5039, page 256, Book 5094, page 473, Book 5238, page 385, Book 5408, page 210 and Book 5733, page 628, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 401 Bowling Avenue, #88, Nashville, TN 37205

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.

WITNESS THE EXECUTION HEREOF on June 1, 1998.

Ronald W. Seagren
Ronald W. Seagren

State of Tennessee
County of Davidson

On June 1, 1998, before me the undersigned authority, personally appeared Ronald W. Seagren, 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.

Notary Public

My Commission Expires: My Commission Expires Sept. 29, 2001

NOTARY PUBLIC AT LARGE

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 215,000.00

Phyllis S. Rosenbaum
Affiant

Sworn and subscribed before me on June 10, 1998.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

98 JUN 11 PM 2:53
REGISTER
DAVIDSON COUNTY, TN.

9828 06/11 0101 03CHECK 804.50

Wldoc: Decd Wty QDoc

IDENTIFICATION REFERENCE
044984

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 215000.00
MOR TX 795.50
PRFEE 1.00
WDEED 8.00
TOTAL 804.50
CHECK 804.50

06/11/98 01 14:52 0001 9638

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0449484
IDENTIFICATION REFERENCE

98 JUN 11 PM 2:53

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 1305506