BOOK 10980 PG 495

PREPARED BY (AND RETURN TO):

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W & I Ref: (cmw) Title No: 40020
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Thomas Rohmiller Kimberly Sue Draud 4106 Oriole Place Nashville, TN 37215	NationsBanc Mortgage Corporation P. O. Box 35140 Louisville, KY 40232

TAX MAP-PARCEL NUMBERS: 131-3-78 16DA 23621

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 167500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bruce W. Bosler and spouse, Sharon K. Bosler,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Thomas Rohmiller and spouse, Kimberly Sue Draud,** 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, and being the westerly 150 feet of Lot No. 20 on the Plan of Birdhaven as of record at Book 1130, Page 30, Register's Office for said County, and described as follows:

SAID part of said Lot No. 20 fronts 75 feet on the easterly margin of Oriole Place and extends back between parallel lines 150 feet to a dead line in the rear.

BEING the same property conveyed to Bruce W. Bosler and wife, Sharon K. Bosler by deed from George E. Ward and Ben E. Ward as tenants in common with right of survivorship of record in Book 10018, Page 622, Register's Office for Davidson County, Tennessee.

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 1130, Page 30, said Register's Office, which Plan shows a 40 foot minimum building setback line from Oriole Place and 10 foot easement for public utility purposes along the rear line(s); Restrictive covenants of record in Book 1165, Page 562, said Register's Office; An easement for storm sewer granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3893, Page 154, said Register's Office.

This is improved property, known as: 4106 Oriole Place, Nashville, TN 37215

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 this 16th day of June, 1998.

Bruce W. Bosler **Sharon K. Bosler**

State of Tennessee
County of Davidson

On this 16th day of June, 1998, before me the undersigned authority, personally appeared **Bruce W. Bosler** and **Sharon K. Bosler**, 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.

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

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 167500.00

Affiant

Sworn and subscribed before me on the 16th day of June, 1998.

Notary Public

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

98 JUN 17 PM 12:42
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2065 06/17 0101 03CHECK 628.75

04511726
IDENTIF. & REFERENCE

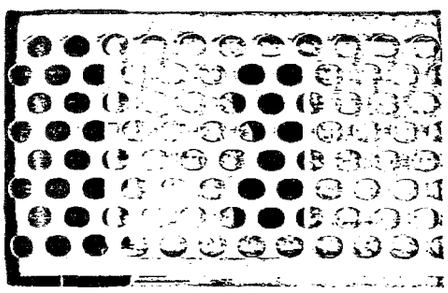
Wldoc: Deed Wty—12/92

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 167500.00

CON TX 619.75

PRFEE 1.00

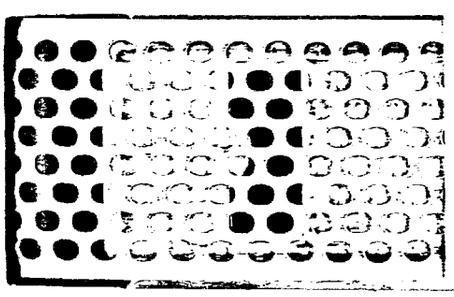
WDEED 8.00

TOTAL 628.75

CHECK 628.75

06/17/98 01 12:41 0001 2065

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0451726 IDENTIF. # REFERENCE

98 JUN 17 PM 12:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307918