BOOK 11188 PAGE 859

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 145,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 29th day of October 1998

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
PAULA A. POLUMBO 1423 Greenland Avenue Nashville, Tennessee 37216	FIRST TRUST MORTGAGE COMPANY 5111 Maryland Way Brentwood, Tennessee 37027	MAP 61-16C PARCEL 341

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY FIVE THOUSAND AND NO/100-- ---------- ($ 145,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , CHARLES A. ROTA, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto PAULA A. POLUMBO, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the northerly 75.0 feet of Lot No. 17 on the Plan of Block "B" on the Map of Country Club Estates, of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 75.0 feet on the easterly side of Greenland (formerly Wilmeta) Avenue and runs back between parallel lines, along the south line of Lot No. 16, Block "B", 175.0 feet to the westerly line of Lot No. 6 of Block "B".

BEING the same property conveyed to Charles A. Rota and Steven D. Travis by deed from Phillip Brown and wife, Inez Denton Brown, and Thomas R. Small and wife, Josephine Denton Small, of record in Book 6488, page 82, Register's Office for Davidson County, Tennessee; the said Steven D. Travis having conveyed his interest in subject property to Charles A. Rota by Quitclaim Deed of record in Book 7813, page 936, said Register's Office.

Amanda Rota, spouse of Charles A. Rota, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1423 Greenland Avenue, Nashville, Tennessee 37216

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of [illegible] Country Club Es of record in Book 843, page 95 [illegible] fice for Davidso

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 29th day of October, 19 98.

CHARLES A. ROTA

AMANDA ROTA

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES A. ROTA and AMANDA ROTA, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of October, 1998.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

0508530
IDENTIF. ↑ REFERENCE

98 NOV -4 PM 3:34
REGISTER
DAVIDSON COUNTY, TN.

2753 11/04 0101 03CHECK 547.50

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
				145000-00
				CON TX 536-50
				PRFEE 1-00
				WDEED 8-00
				CFEE 2-00
				TOTAL 547-50
				CHECK 547-50
			11/04/98 01	15:34 0001 2753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 NOV -4 PM 3:34

REGISTER
DAVIDSON CO., TN.

0508530
IDENTIF. ↑ REFERENCE

No. 1367892