File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 11271 PAGE 192

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

#16144

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES ROBERSON (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	171-3-B
641 Old Hickory Blvd., Unit 112 (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	61.00 CO
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	6DU83878

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, SHAWN ANTHONY VENEZIA AND WIFE, AMY LEIGH VENEZIA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES ROBERSON AND WIFE, INGER ROBERSON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 108 on the Plan of Second Revision Phase One, Section One Townhomes of Fredericksburg, as of record in Plat Book 9700, page 461, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Shawn Anthony Venezia and wife, Amy Leigh Venezia by deed from Radnor Homes, Inc. of record in Book 10864, page 818, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 7798, page 843, Book 10126, page 435, Book 10224, page 683, Book 10294, page 850; (2) Easements of record in Book 7993, page 269, Book 7358, page 643, Book 9607, page 431, Book 10012, page 756, and Book 7851, page 712; (3) Charter of record in Book 10126, page 430; (4) Agreement of record in Book 10357, page 920; (5) By-Laws of record in Book 10126, page 486, amended in Book 10275, page 959; and (6) All matters appearing on the Plan of record in Plat Book 9700, page 461, said Register's Office.

0530103
IDENTIF. & REFERENCE

98 DEC 29 PM 3:45
REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (XX property, known as 641 Old Hickory Blvd., Unit 112, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of December, 19 98

Shawn Anthony Venezia
SHAWN ANTHONY VENEZIA

Amy Leigh Venezia
AMY LEIGH VENEZIA

BOOK 11271 PAGE 193

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAWN ANTHONY VENEZIA AND WIFE, AMY LEIGH VENEZIA with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of December 19 98

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 1998

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
SHAWN ANTHONY VENEZIA AND WIFE, AMY LEIGH VENEZIA

TO
JAMES ROBERSON AND WIFE, INGER ROBERSON

5736 12/29 0101 CHECK 839.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11271 PAGE 194

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0530103
IDENTIF. & REFERENCE

98 DEC 29 PM 3:45

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	169900.00
CON TX	628.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	639.63
CHECK	639.63

12/29/98 01 13:42 0001 5736

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403051

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED