BOOK 6681 PAGE 273

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October 19 85

Notary Public

MY COMMISSION EXPIRES: 7-29-87

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

Walt, Dyer & James Attys., 2002 Richard Jones Rd., C-301, Nashville, TN 37215

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina M. Fratini (NAME)	Leader Federal Savings & Loan Association (NAME)	~~149-279~~
121 Elizabeth's Court (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	149-2-C
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38103 (CITY) (STATE) (ZIP)	21

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, WE, Stones River Realty, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gina M. Fratini, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Parcel #21 on the Plan of Sterling Wood (formerly Picca Dilly Square) of record in Plat Book 6250, Page 648, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Stones River Realty, Inc., A Tennessee Corporation, by deed from Wellington Enterprises, Ltd., A New York Corporation, of record in Book 6411, Page 150, said Register's Office.

44134

IDENTIFICATION REFERENCE

Oct 14 10 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved (X) improved property, known as 121 Elizabeth's Court, Antioch, TN 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 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. 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.

Witness my hand this 8th day of October, 19 85

Stones River Realty, Inc.

By: Stones River Realty, Inc.

D'Ann Tedder, President

D'Ann Tedder, President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared D'Ann Tedder and _____ with whom I am personally acquainted and who upon (~~his oath~~) acknowledged (himself) to be the President and _____ respectively of the Stones River Realty, Inc. the within named bargainor, a corporation, and that (he) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said D'Ann Tedder as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 8th day of October, 19 85.

My commission expires 4-14-87

_____
Notary Public

WARRANTY DEED

FROM

TO

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215
Phone: (615) 297-0925

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

59001.00- CAMT.
155.74 COTAX
.50 PRFEE
6.00 WDEED
CHECK 162.24-
6143A10/14/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44134

IDENTIFICATION REFERENCE

OCT 14 10 39 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 181636