Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Daniel F. Wendelborn	Leader Federal Mortgage, Inc.	MAP143-6A
625 Valley Trace Court		PARCEL 59
Nashville, TN 37221	P.O. Box 275	9D-78189
	Memphis, TN 38101-0275	

WARRANTY DEED

BOOK 6837 PAGE 237

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, Richardson M. Roberts and wife, Sylvia L. Roberts hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Daniel F. Wendelborn and wife, Alexandra G. Wendelborn hereinafter called the Grantee, Grantee's 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 Lot No. 25 on the plan of Phase Two, Harpeth Trace Estates, of record in Book 5200, pages 556-558, Register's Office for said County.

SAID Lot No. 25 fronts 37.23 feet on the southerly margin of Valley Trace Court (Private) and extends back 165.82 feet on the broken easterly line and 127.29 feet on the westerly line to a dead line in the rear, measuring 82.54 feet thereon.

BEING the same property conveyed to Richardson M. Roberts and wife, Sylvia L. Roberts by deed from Jerome L. Rosenblum, as to a 5/8 undivided interest, and Frank G. Friedman, Trustee with full power to transfer and convey without the joinder of any beneficiary as to a 3/8 undivided interest, of record in Book 6230, page 1, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5120, page 208, Book 5380, page 357 and Book 6094, page 718, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 625 Valley Trace Court, Nashville, TN 37221.

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; and Grantor covenants with the said Grantee that Grantor is lawfully seized 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; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 23rd day of April, 1986.

Sylvia L. Roberts

Richardson M. Roberts

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of April, 1986, before me personally appeared Richardson M. Roberts and wife, Sylvia L. Roberts, 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 that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-1-87

Notary Public

BOOK 6837 PAGE 238

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 131,500.00.

Daniel F. Wendelborn
Affiant

Subscribed and sworn to before me, this the 23rd day of April, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
hardson M. Roberts and wife,
via L. Roberts

to:
iel F. Wendelborn and wife,
xandra G. Wendelborn

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
hville, Tennessee 37215-0157

TN-24860

IDENTIFI REFERENCE

APR 24 10 44 AM '86
FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN

94361

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

RECEIVED OF _____

FOR _____

BOOK 6837 PAGE 239

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
			131500.00- CAMT.	
			341.90 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	349.40-
6491	A	04/24/86	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94361

IDENTIFICATION REFERENCE

APR 24 10 44 AM 86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 240499