Box 8/tl

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

ADDRESS NEW OWNER:
Marchella Ann Richardson
5628 Stoneyway Trail
Nashville, Tn 37209

MORTGAGEE:
Leader Federal Mortgage, Inc.
P.O. Box 275
Memphis, TN 38101-0275

MAP-PARCEL NUMBERS:
MAP 103-06
PARCEL 184
8DA-57047

WARRANTY DEED

BOOK 6868 PAGE 888

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, Timothy S. Fitchpatrick and wife, Elizabeth E. Fitchpatrick hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Marchella Ann Richardson, unmarried 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. 8 on the plan of Brookside Courts Addition No. 3, of record in Book 1835, page 107, Register's Office for said County.

SAID Lot No. 8 fronts 70 feet on the northerly margin of Stoneyway Trail and extends back 156.1 feet on the easterly line and 157.8 feet on the westerly line to a dead line in the rear, measuring 70 feet thereon.

Together with easements for driveway purposes across the southwesterly front corner of Lot No. 7 and the southeasterly front corner of Lot No. 9 of said Subdivision, as conveyed by Deed of Easement, of record in Book 5282, page 804, said Register's Office.

BEING the same property conveyed to Timothy S. Fitchpatrick and wife, Elizabeth E. Fitchpatrick by deed from Lewis S. Graham, Jr. and wife, Cynthia C. Graham, of record in Book 6077, page 69, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 5628 Stoneyway Trail, Nashville, Tn 37209.

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 27th day of May, 19 86.

Elizabeth E. Fitchpatrick
Elizabeth E. Fitchpatrick

Timothy S. Fitchpatrick
Timothy S. Fitchpatrick

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of May, 19 86, before me personally appeared Timothy S. Fitchpatrick, and wife, Elizabeth E. Fitchpatrick, 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

My Commi[illegible] 1-1-87

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6868 PAGE 889

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 $ 87,000.00.

Marchella Ann Richardson
Affiant

Subscribed and sworn to before me, this the 27th day of May, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0 4 7 2 5

IDENTIFICATION REFERENCE

MAY 28 11 30 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
Timothy S. Fitchpatrick and wife,
Elizabeth E. Fitchpatrick

to:
Marchella Ann Richardson, unmarried

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

25132

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6868 PAGE 890

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

87000.00- CONT.
226.20 CSTAX
.50 PRFEE
6.00 WDEED.
CHECK 232.70-
0730AC5/28/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

O. 4: 7: 2 5.

IDENTIFICATION REFERENCE

MAY 28 11 30 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 252454