Prepared by: Blake Freeman, Atty., P. O. Box 1368, Madison, TN 37116

BOOK 7141 PAGE 776

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Lechiara, et ux (NAME)	Mortgagee: National Mortgage Company (NAME)	
524 Ben Allen Rd (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Rd. (STREET ADDRESS)	P/O 61-54
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- Dollars,
cash in hand paid by the grantees hereinafter named, and other good and valuable consideration, receipt of which is hereby acknowledged,

OPTION REALTY, INC., a Tennessee corporation
have this day bargained and sold, and do hereby transfer and convey unto the said STEPHEN LECHIARA AND WIFE, NANCY LECHIARA
the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Option Realty Inc. Subdivision, as of record in Book 6200, page 572, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more complete and accurate description.

And being part of the same property conveyed to Option Realty, Inc. a Tennessee corporation, by deed of record in Book 6666, page 99, Register's Office for Davidson County, Tennessee.

95409
IDENTIFICATION REFERENCE
FEB 20 8 38 AM '87
FELIX Z. WILSCHER REGISTER
DAVIDSON COUNTY, TN
PUSH

And being a part of the same property conveyed to Option Realty, Inc. by deed from Stephen M. Lechiara of record in Book 6666, page 99, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 34,500.00
Subscribed and sworn to before me this the 19th day of February 19 87
Affiant
My commission expires: 3-8-89 (Affix Seal)
Notary Public

unimproved ( )
This is improved (X) property, known as 524 Ben Allen Rd., Nashville, TN (House Number) (Street) P.O. Address: (City or County)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year taxes, prorated and assumed by grantees this date.
We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 18th day of February, 19 87, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OPTION REALTY, INC.
BY:
Title

CHECK 02/20 103.10-
3322

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Don Boggus *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* president *of the* Option Realty, Inc., a Tn. corp. *the within named bargainor, a corporation, and that* he *as such* president *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* president.

Witness my hand and seal, at office in Madison, TN.
this 18 *day of* Feb., *19*87

Notary Public

Commission expires 3-8-89

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

60564

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

-0458.50- PAYMT.
98.00 CSTAX
.50 PRFEE
6.00 WDTAX
CHECK 103.10-
02/20/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95409

IDENTIFICATION REFERENCE

FEB 20 8 38 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 47635