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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

FILE BOX 45

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 1987

Notary Public

MY COMMISSION EXPIRES: 9/9/87

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Nelson J. LeClair	CityFed Mortgage Company	Map 148-14
(NAME)	(NAME)	
4013 Shufeld Court	125 Belmont Drive	Parcel 287
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Somerset, NJ 08873	05DU52343
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Roussel Construction Co., Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nelson J. LeClair and wife, Cheryl E. LeClair

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.

BEING Lot No. 25 on the Plan of Colewood Acres, Section 5, of record in Plat Book 5200, page 303, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Roussel Construction Co., Inc. by deed from Linda C. Worden, Trustee, of record in Book 6983, page 876, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5710, Page 137 and amendment to Restrictive Covenants, of record in Book 5725, page 540, Register's Office for said County.

99364

IDENTIFICATION REFERENCE

MAR 3 11 12 AM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 4013 Shufeld Court, Nashville, TN 37211
(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 heir 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 covey 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 26th day of February, 1987

ROUSSEL CONSTRUCTION CO., Inc.

By: James K. Roussel, President

03/03

581

STATE OF TENNESSEE
COUNTY OF

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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 (or proved to me on the basis of satisfactory evidence) 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
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James K. Roussel and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon his oath ~~himself~~ acknowledged ~~(herself)~~ to be the President and _____ respectively of the Roussel Construction Co., Inc. the within named bargainor, and corporation, and that (he) as such President ~~(she)~~ XXXX and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James K. Roussel as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 26th day of February 19 87

My commission expires 9/9/89

Patricia Nichols
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

FROM ~~Roussel Construction Co., Inc.~~

TO ~~Nelson J. LeClair Cheryl E. LeClair~~

RETURN TO:
METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

7940[illegible].[illegible]0- CAMT.
[illegible]228.32 CSTAX
.50 PRFEE
0.00 WDE D
CHECK 228.32-
07B[illegible]/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 9. 3. 6. 4

IDENTIFICATION REFERENCE

MAR 3 11 12 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 52016