Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Arthur M. Mellor
17 Lexington Green
Nashville, TN. 37215

MORTGAGEE:
same

MAP-PARCEL NUMBERS:
6038 [illegible] Map 131 - J 730.02
Parcel 10

WARRANTY DEED

BOOK 7444 PAGE 46

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, Rochford Realty and Construction Co., Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Arthur M. Mellor, 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. 10 on the plan of Lexington Green, of record in Book 6900, page 198, Register's Office for said County.

SIAD Lot No. 10 fronts 85.00 feet on the easterly margin of Lexington Green and extends back between parallel lines 92.50 feet to a dead line.

Being part of the same property conveyed to Rochford Realty and Construction Co., Inc by deed from Jerry B. Murff, Jr., and wife, Elizabeth C. Murff of record in Book 6935, page 982, and by deed from Marbut G. Gaston of record in Book 6951, page 396, and by deed from Lee R. Tillis and wife, Janet D. Tillis and Anne W. Daniels, as tenants in common of record in Book 6971, page 407, said 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 7118, page 21, said Register's Office, and to the matters set forth in the above referenced plan of record.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Union Planters National Bank of record in Book 7184, page 2, Register's Office for said County.

This is (~~XX~~)improved property, known as 17 Lexington Green, Nashville, TN. 37215.

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 4th day of January, 19 88.

Rochford Realty and Construction Co., Inc.
By: [signature]

STATE OF TENNESSEE
COUNTY OF _____

On this ____ day of _____, 19___, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7444 PAGE 47

Before me, the undersigned, of the State and County aforesaid, personally appeared Mark McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Rochford Realty and Construction Co., Inc., the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President. Witness my hand and official seal, at office in Nashville, Tennessee, this 4th day of January, 1988.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Oct 9, 1991

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 258,356.00.

Arthur M. Mellor
Affiant

Subscribed and sworn to before me, this the 4th day of January, 1988.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Oct 9, 1991

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

95 7 38

IDENTIFICATION REFERENCE

JAN 6 11 15 AM '88

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

WARRANTY DEED

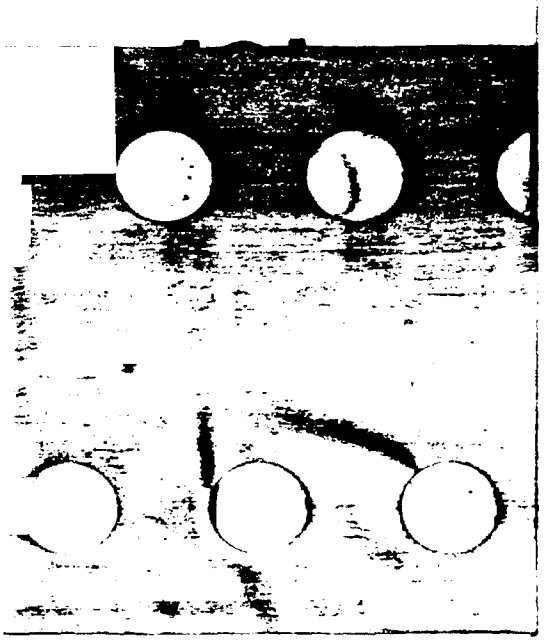
from:
Rochford Realty and Construction Co., Inc.

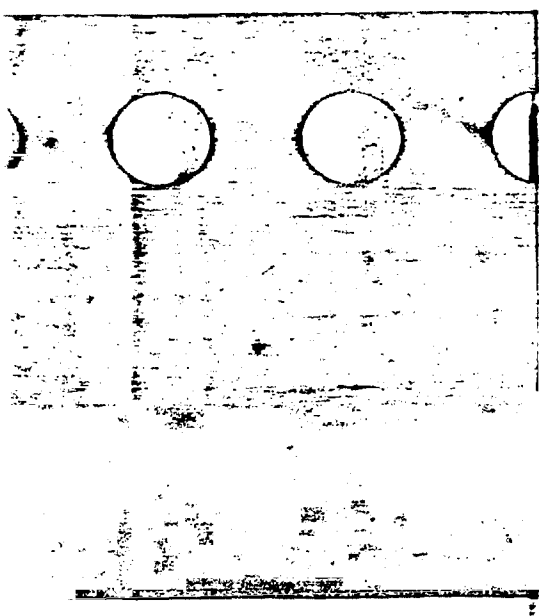
to:
Arthur M. Mellor, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 27222

File Box 8 /tl





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7444 PAGE 48

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
258356.00
CON TX 723.52
PRFEE 0.50
WDEED 6.00
TOTAL 730.02
CHECK 730.02
01/06/88 01 11:19 0001 6038

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9: 5: 7. 3 8.

IDENTIFICATION REFERENCE

JAN 6 11 15 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 51066