File #6621

FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 7511 PAGE 821

2526 04/08 0101 03CHECK 656.10

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOSEPH V. WADE	NEW OWNER(S)	MAP 131-1J
(NAME)	(NAME)	
16 Lexington Green		PARCEL 4.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		FBN 7DA92613
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, ROCHFORD REALTY AND CONSTRUCTION CO., INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH V. WADE and wife, MARIE D. WADE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 4 on the Plan of Lexington Green, as of record in Plat Book 6900, page 198, Register's Office for said County, to which plan reference is made for a more complete description.

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 Lee R. Tillis and wife, Janet D. Tillis and Anne W. Daniels, as tenants in common, of record in Book 6971, page 407, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantee(s); (2) Covenants, Conditions and Restrictions of record in Book 7118, page 21; (3) Easements of record in Book 4155, page 552 and Book 4159, page 121; (4) Charter of record in Book 7144, page 262; and (4) All matters appearing on the Plan of record in Plat Book 6900, page 198, said Register's Office.

IDENTIFICATION REFERENCE

APR 8 9 13 AM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

19780

unimproved ( )
This is improved (XX) property, known as 16 Lexington Green, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs 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 convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 4th day of April, 1988

ROCHFORD REALTY AND CONSTRUCTION CO., INC.
By:
JOHN T. ROCHFORD, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7511 PAGE 822

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John T. Rochford

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Rochford Realty & Construction Co., Inc. the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 4th day of April, 1988.

My commission expires 1/10/89 Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April 19 88

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

ROCHFORD REALITY AND CONSTRUCTION CO., INC.

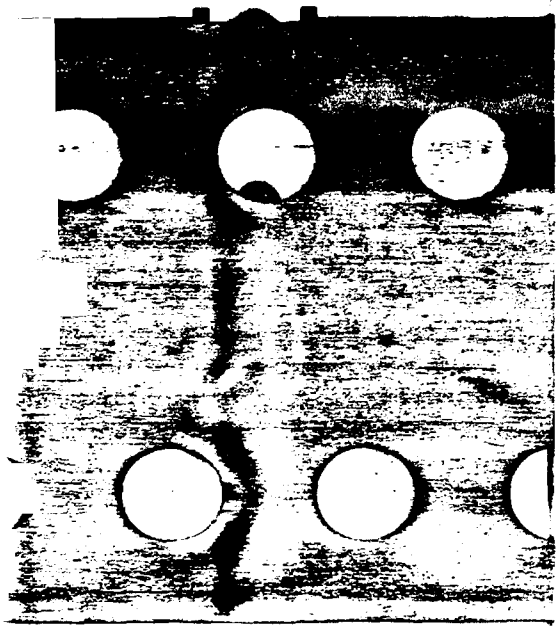
TO

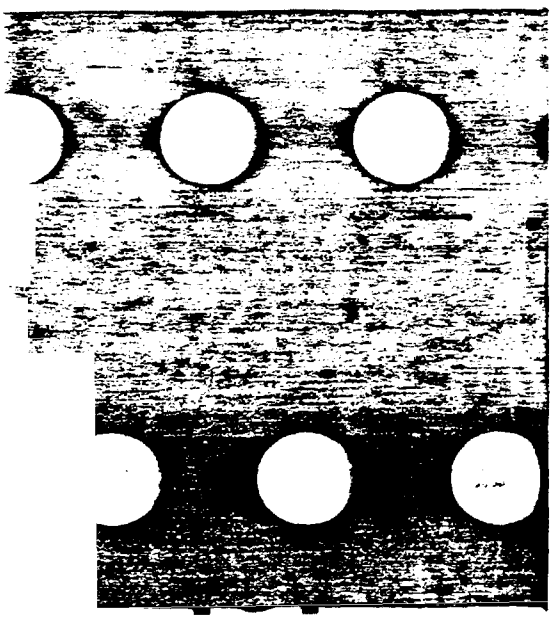
JOSEPH V. WADE and wife, MARIE D. WADE

RETURN TO:
FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

ST. P BOX #38





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7511 PAGE 823

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 232000.00
CON TX 649.60
PRFEE 0.50
WDEED 6.00
TOTAL 656.10
CHECK 656.10
04/08/88 01 09:13 0001 2526

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19780

IDENTIFICATION REFERENCE

APR 8 9 13 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 78707