FILE BOX 38 FILE #6840

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 7587 PAGE 494

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHRISTOPHER D. LIND (NAME)	LEADER FEDERAL MORTGAGE, INC. (NAME)	117-1-46
703 Cantrell Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (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, HUGH F. SMITH, II and wife, LUCY S. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER D. LIND and wife, MELISSA K. LIND

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 the southerly 20 feet of Lot No. 1 and the northerly 60 feet of Lot No. 2 of Block "H" on the Plan of W. M. Cantrell's Subdivision, as of record in Plat Book 332, page 85, Register's Office for said County.

Said parts of Lots 1 and 2 front together 80 feet on the westerly side of Cantrell Avenue and run back between parallel lines 221-1/4 feet to an alley.

Being the same property conveyed to Hugh F. Smith, II and wife, Lucy S. Smith by deed from Derek J. Waller and wife, Penelope H. Waller of record in Book 5177, page 594, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 332, page 85, said Register's Office.

45 | 49

IDENTIFICATION REFERENCE

JUN 30 10 10 AM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

1410 06/30 0101 03CHECK 406.90

unimproved ( )
This is improved (XX) property, known as 703 Cantrell Avenue, 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 27th day of June, 19 88

Hugh F. Smith, II
by Whit Clark

HUGH F. SMITH, II
By: WHIT CLARK, Attorney-In-Fact for the said ~~HUGH F. SMITH, II by Power of Attorney~~ recorded simultaneously herewith.

Lucy S. Smith
by Whit Clark

LUCY S. SMITH
By: WHIT CLARK, Attorney-In-Fact for the said ~~LUCY S. SMITH by Power of Attorney recorded~~ simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7587 PAGE 405

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 _____
COUNTY OF _____

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, and who further acknowledged that _____ is the _____ of _____ 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 _____ 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, Whit Clark, 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 Attorney-In-Fact of Hugh F. Smith, II and wife, Lucy S. Smith, the makers and is authorized by the makers to execute this instrument on behalf of the makers.

Witness by hand, at Office, this 27th day of June, 1988.

My Commission Expires: 3-11-1991

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 19 88.

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

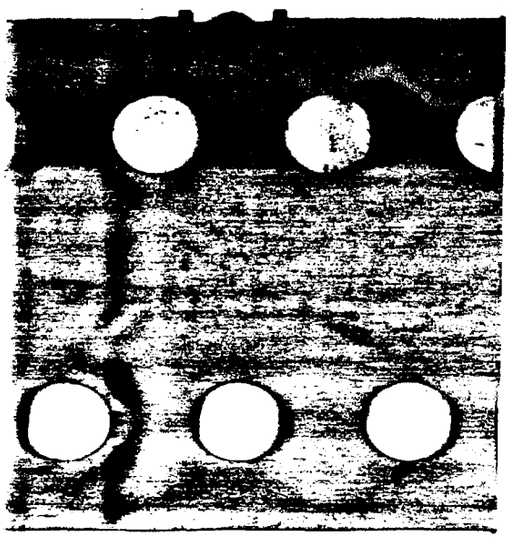
Notary Public

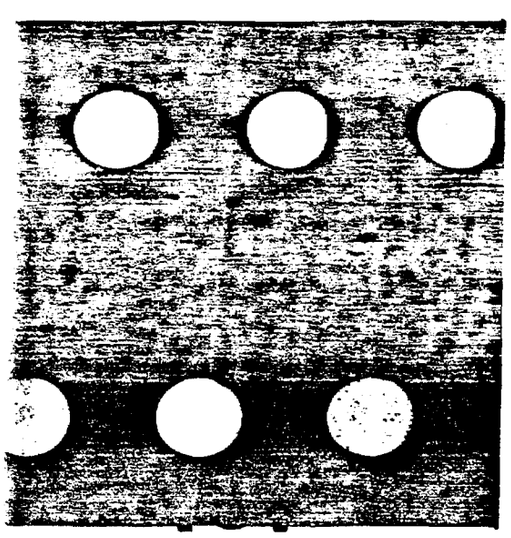
WARRANTY DEED

FROM
HUGH F. SMITH, II and wife,
LUCY S. SMITH

TO
CHRISTOPHER D. LIND and wife,
MELISSA K. LIND

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





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7587 PAGE 406

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
				143000.00
				CON TX 400.40
				PRFEE 0.50
				WDEED 6.00
				TOTAL 406.90
				CHECK 406.90
06/30/88	01			10:10 0001 1410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45149

IDENTIFI REFERENCE

JUN 30 10 10 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108163