ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
STEPHEN C. LaDUKE, ETUX	SECURITY FEDERAL SAVINGS AND LOAN	160-15; 18
(NAME)	(NAME)	
5704 HEARTHSTONE LANE	4235 Hillsboro Road	06 DU60330
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
BRENTWOOD, TN 37027	Nashville, Tn. 37215	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7604 PAGE 7

For and in consideration of the sum of ----------($10.00)----------

----------TEN AND NO/100---------- DOLLARS

Cash in hand paid by STEPHEN C. LaDUKE and wife, LYDIA M. LaDUKE, and other good and valuable consideration, the receipt of which is hereby acknowledged.

8942 07/20 0101 03CHECK 574.10

CHARLES K. SEPTER, JR., and wife, ROSE C. ARCHAMBEAULT SEPTER have bargained and sold, and by these presents do transfer and convey unto the said STEPHEN C. LaDUKE and wife, LYDIA M. LaDUKE

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 170 on the plan of HEARTHSTONE, PHASE 1, of record in Book 5200, page 218, Register's Office for said County.

Said Lot fronts 177.82 feet on the easterly margin of Hearthstone Lane and extends back 117.02 feet on the northerly line and 179.29 feet on the southerly line to a line in the rear, measuring 95.12 feet thereon.

Being the same property conveyed to Charles K. Septer, Jr., and wife, Rose C. Archambeault, by Warranty Deed from Radnor Homes, Inc., of record in Book 5959, page 718, Register's Office for Davidson County, Tennessee. The said Charles K. Septer, Jr., and wife, Rose C. Archambeault having quitclaimed their interest to John C. Phipps, II, Trustee, and he having quitclaimed his interest in subject property back to Charles K. Septer, Jr., and wife, Rose C. Septer of record in Book 6852, page 418, said Register's Office.

50936

IDENTIFICATION REFERENCE

Jul 20 9 05 AM '88

FEE 1X 2 WILSON CI REGISTER DAVIDSON COUNTY, TN

unimproved ( )

This is improved (X) property, known as 5704 Hearthstone Lane
(House Number) (Street)

Brentwood, Tn. 37027
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, which the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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.

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 15th day of July. 19 88.

Charles K. Septer, Jr.
CHARLES K. SEPTER, JR.

Rose C. Archambeault Septer
ROSE C. ARCHAMBEAULT SEPTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, Charles K. Septer, Jr., and wife, Rose C. Archambeault Septer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office in Nashville, Tennessee, this 15th day of July, 1988

NOTARY PUBLIC

My Commission Expires: 1-10-89

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be _____ of the _____, the within bargainor, a corporation, and that he as such executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____

Witness my hand and seal, at office in _____, this _____ day of _____

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 172,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 15th day of July, 19 88.

My commission expires 1-10-89 Notary Public

This instrument was prepared by:

UNION TITLE COMPANY, INC., 4235 HILLSBORO ROAD, NASHVILLE, TN. 37215
Name — Address

WARRANTY DEED

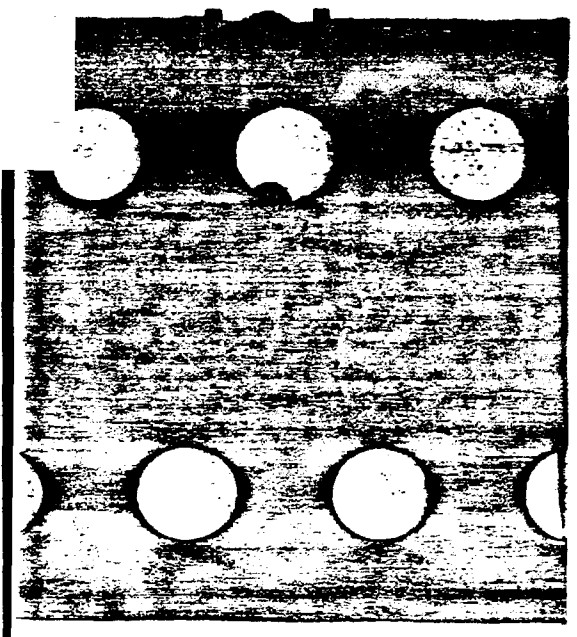
FROM

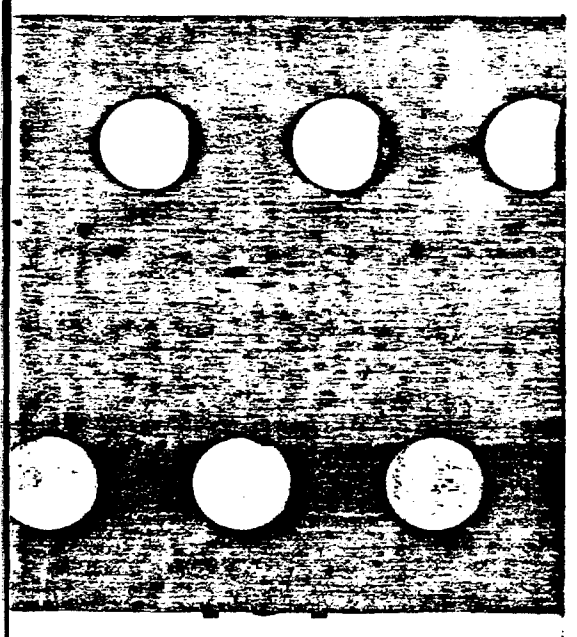
CHARLES K. SEPTER, JR., and wife
ROSE C. ARCHAMBEAULT SEPTER

TO

STEPHEN C. LaDUKE and wife,
LYDIA M. LaDUKE

UNION TITLE COMPANY, INC.
4235 Hillsboro Road
P.O. Box 158116
Nashville, Tennessee 37215-8116





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7604 PAGE 9

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	
					172000.00
				CON TX	567.60
				PRFEE	0.50
				WDEED	6.00
				TOTAL	574.10
				CHECK	574.10

07/20/88 01 09:06 0001 8942

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50936

IDENTIFT REFERENCE

JUL 20 9 05 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 114737