FILE BOX 38 FILE #69/1

WARRANTY DEED

BOOK 7605 PAGE 172

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THOMAS N. LENTZ	LEADER FEDERAL MORTGAGE, INC.	MAP 116-11
(NAME)	(NAME)	
332 Lynnwood Boulevard	P.O. Box 2926	PARCEL 63
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Memphis, Tennessee 38101	
(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, ERWIN C. HARGROVE, JR. and LYNNE D. HARGROVE, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS N. LENTZ and ALICE B. LENTZ, husband and wife

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 J. O. Maddux Tract on the Plan of the Resubdivision of Lot 39 Royal Oaks Subdivision, as of record in Plat Book 4300, page 127, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Erwin C. Hargrove, Jr. and wife, Lynne D. Hargrove by deed from J. O. Maddux and wife, Anne C. Maddux of record in Book 5031, page 180 said Register's Office and as corrected in Book 7605, page 170, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 613, page 404; Book 924, page 243 and Book 5808, page 921; and (3) All matters appearing on the Plan of record in Plat Book 4300, page 127, said Register's Office.

5 1 2 6 9

IDENTIFICATION REFERENCE

JUL 21 8 21 AM '88

IX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

9312 07/21 0101 03CHECK 996.50

This is unimproved ( ) improved (XX) property, known as 332 Lynnwood Boulevard, Nashville, Tennessee 37205

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 15th day of July, 1988

Erwin C. Hargrove, Jr. Lynne D. Hargrove

ERWIN C. HARGROVE, JR. LYNNE D. HARGROVE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERWIN C. HARGROVE, JR. and wife, LYNNE D. HARGROVE with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of July, 19 88.

My commission expires 5/13/89 Notary Public Catherine C. Hardy

CATHERINE C. HARDY NOTARY PUBLIC AT LARGE STATE OF TENN.

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 WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 19 88.

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

NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

FROM ERWIN C. HARGROVE, JR. and ~~wife, LYNNE D. HARGROVE~~

TO THOMAS N. LENTZ and wife, ALICE B. LENTZ

PLEASE 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

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
MG - 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
				300000.00
				CON TX 990.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 996.50
				CHECK 996.50
07/21/88		01		08:22 0001 9312

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51269

IDENTIFICATION REFERENCE

JUL 21 8 21 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 115102