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

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ADDRESS NEW OWNER:
Sherry Lynn Pierce
8005 Regency Drive
Nashville, TN 37221

MORTGAGEE:
Leader Federal Mortgage, Inc.
P.O. Box 275
Memphis, TN 38101-0275

MAP-PARCEL NUMBERS:
MAP 128-14
PARCEL 105
9D-6617

WARRANTY DEED

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, Patrick K. Murphy and wife, Nancy B. Murphy hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Sherry Lynn Pierce, 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. 27 on the plan of Section Three Harpeth Park, of record in Book 4175, page 14, Register's Office for said County.

SAID Lot No. 27 fronts 95.00 feet on the northerly margin of Regency Drive and extends back 151.47 feet on the westerly line and 110.41 feet on the easterly line to a dead line in the rear, measuring 66.58 feet thereon.

Being the same property conveyed to Patrick K. Murphy and wife, Nancy B. Murphy by deed from Thomas Merriwell Jaynes and wife, Dianne P. Jaynes of record in Book 6992, page 316, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4232, page 417, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (~~NR~~) improved property, known as 8005 Regency Drive, Nashville, TN 37221.

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 28th day of July, 1988.

Nancy B. Murphy

Patrick K. Murphy

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of July, 1988, before me personally appeared Patrick K. Murphy and wife, Nancy B. Murphy, 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 they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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Before me, the undersigned, 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 82,000.00.

Sherry Lynn Pierce
Affiant

Subscribed and sworn to before me, this the 28th day of July, 19 88.

My Commission Expires: 10-24-88

Notary Public

2542 07/29 0101 03CHECK 277.10

JUL 29 12 08 PM '88
FELIX Z. WILKINS
DAVIDSON COUNTY REGISTER

IDENTIFICATION REFERENCE

53983

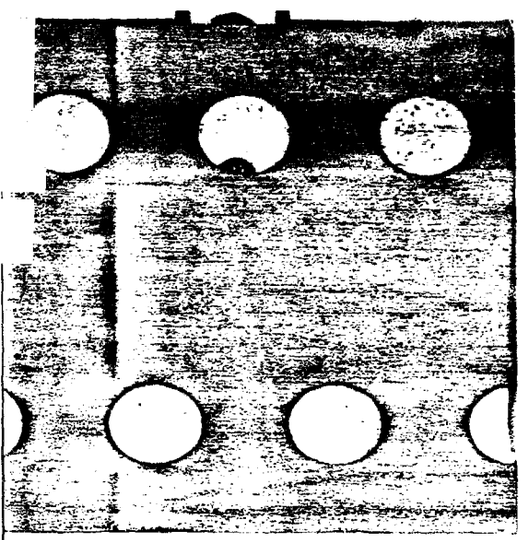
WARRANTY DEED

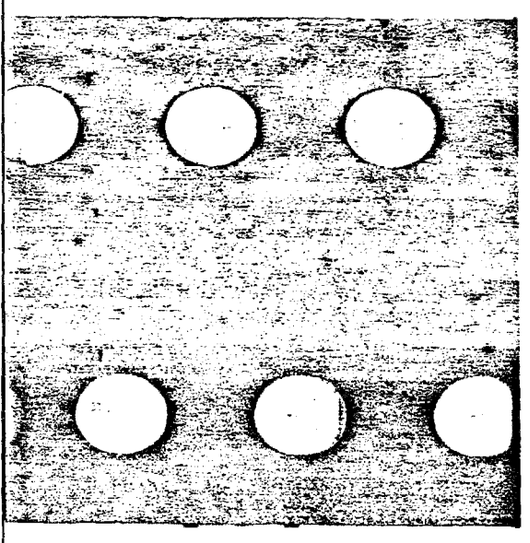
from:
Patrick K. Murphy and wife,
Nancy B. Murphy

to:
Sherry Lynn Pierce,
unmarried

27722

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





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
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	82000.00
CON TX	270.60
PRFEE	0.50
WDEED	6.00
TOTAL	277.10
CHECK	277.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2542

53983

IDENTIFICATION REFERENCE

JUL 29 12 06 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118286