File Box 8/t1

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

ADDRESS NEW OWNER:
Jamie B. Hunt
304 Rich Court
Nashville, TN 37211

MORTGAGEE:
Leader Federal Savings & Loan Association
P.O. Box 2926
Memphis, TN 38101-2926

MAP-PARCEL NUMBERS:
MAP 161-4
PARCEL 93
5DU-40403

WARRANTY DEED BOOK 7638 PAGE 506

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, Ted J. Trammell and wife, Jane Z. Trammell hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jamie B. Hunt and wife, Melissa A. Hunt 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. 46 on the plan of Goodrich Heights, of record in Book 2663, page 60, Register's Office for said County.

SAID Lot No. 46 fronts 27.10 feet on the westerly margin of Rich Court and extends back 193.9 feet on the northerly line and 141.2 feet on the southeasterly line to a broken line in the rear, measuring 188.8 feet thereon.

Being the same property conveyed to Ted J. Trammell and wife, Jane Z. Trammell by deed from John W. Eden and wife, Eunice B. Eden of record in Book 4233, page 236, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2794, page 363, said Register's Office, and to the matters set forth in the above referenced plan of record.

62916

TENNESSEE REAL ESTATE TRANSFER TAX
AUG 29 3 40 PM '88
HELEN C. WILKINS REGISTER
DAVID COUNTY, TN

1979 08/29 0101 03CHECK 171.17

This is (~~not~~) improved property, known as 304 Rich Court, Nashville, TN 37211.

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 25th day of August, 1988.

Jane Z. Trammell

Jane Z. Trammell

Ted J. Trammell

Ted J. Trammell

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of August, 1988, before me personally appeared Ted J. Trammell and wife, Jane Z. Trammell, 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 he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7638 PAGE 507

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 $ 49,900.00.

_____
Affiant

Subscribed and sworn to before me, this the 25th day of August, 1988.

My Commission Expires: 10-24-88

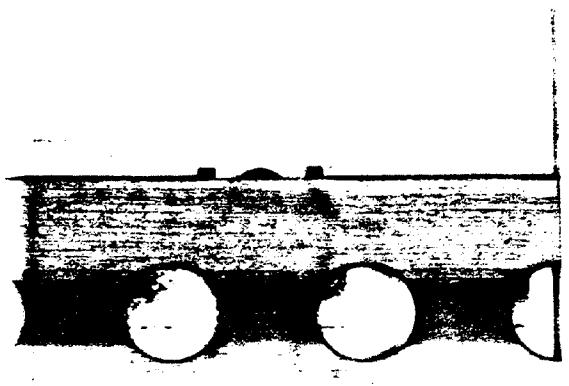
_____
Notary Public

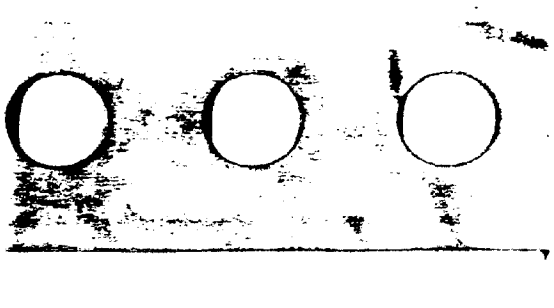
WARRANTY DEED

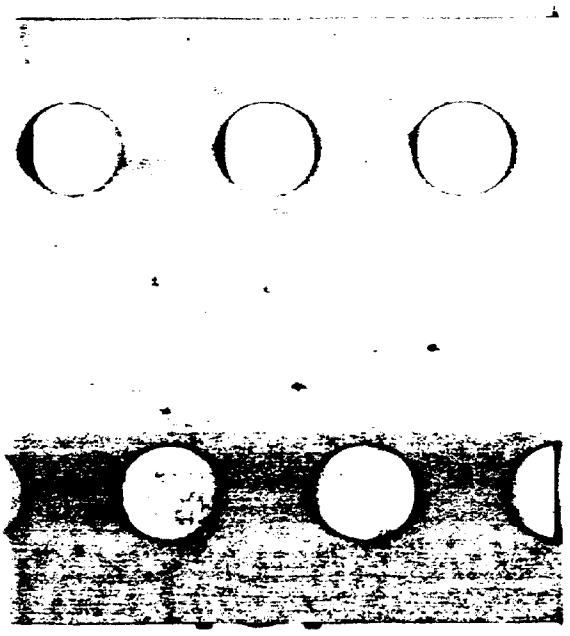
from:
Ted J. Trammell and wife, Jane Z. Trammell

to:
Jamie B. Hunt and wife, Melissa A. Hunt

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 _____

BOOK 7638 PAGE 508

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 49900.00
CON TX 164.67
PRFEE 0.50
TDEED 6.00

ERR CO
TDEED 6.00-
WDEED 6.00
~~TOTAL~~ ~~171.17~~
CHECK 171.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/29/88 01 15:41 0001 1979

629116

IDENTIFICATION

AUG 29 3 40 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 128478