THIS INSTRUMENT PREPARED BY: Gary D. Copas, Attorney
216 Third Avenue, North
Nashville, TN 37201

WARRANTY DEED

BOOK 7650 PAGE 437

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Rider (NAME)	Metropolitan Federal (NAME)	83-13
1410 Boscobel Street (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 995 (STREET ADDRESS)	343
Nashville, TN 37206 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37202 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ---------- *DOLLARS*

and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, including the agreement by the GRANTEE, Michael E. Rider, to assume and pay the mortgage indebtedness to Metropolitan Federal Savings and Loan Association, secured by the Deed of Trust of record in Book 4352, Page 122, in the Register's Office of Davidson County, Tennessee, we, **ROBERT CLEVELAND** and wife, **MARY JANE CLEVELAND**,

6692 3

IDENTIFICATION

SEP 13 10 35 AM '88

REGISTER DAVIDSON COUNTY TN

6352 09/13 0101 03CHECK 88.40

have bargained and sold, and by these presents do transfer and convey unto the said **MICHAEL E. RIDER,** his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING Lot No. 193 on the Plan showing a resubdivision of Lot No. 193 and the easterly 41 feet of Lot No. 192 of Lindsley Home Place, as of record in Book 4060, page 111, Register's Office for Davidson County, Tennessee, being described more fully as follows:

BEGINNING at a point in the southerly margin of Boscobel Street at the common corner of Lots 192 and 193; thence with the margin of said Street, easterly 40 feet to a point in the beginning of a curve; thence around said curve, southeasterly 31.4 feet to a point in the westerly margin of an alley; thence with the margin of the same, southerly 85 feet to a point in the beginning of a curve; thence around said curve, southwesterly 31.4 feet to a point in the northerly margin of another alley; thence with the margin of the same, westerly 40 feet to the common rear corner of Lots Nos. 192 and 193; thence wtih the line between said lots northerly 125 feet to the point of beginning.

BEING the same property conveyed to Robert Cleveland by quitclaim deed from Sam E. Wallace, Trustee, and to the said Trustee prior thereto in and by said deed from Walter A. Hendrix, et al, of record in Book 7306, Page 83, in said Register's Office; the grantors therein to the said Trustee including all heirs-at-law of Frank J. Cleveland, who died intestate on March 7, 1986.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,000.00

Affiant

Subscribed and sworn to before me, this the 7 day of September 19 88.

Notary Public

My commission expires: 11-30-88

(Affix Seal)

GRANTORS further transfer and assign to the GRANTEE any and all rights and monies to and in any escrow account held by the said mortgagor, Metropolitan Federal Savings and Loan Association.

SUBJECT to an easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4010, Page 713, in said Register's Office.

The said MARY JANE CLEVELAND joins in this coveyance to consent to the alienation of her homestead rights in said proeprty and to waive any and all marital and other rights which she may have therein.

unimproved ( )
This is improved (X) property, known as 1410 Boscobel Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael E. Rider, his *heirs and assigns, forever.*

And we *do covenant with the said* Michael E. Rider *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, Robert Cleveland and wife, Mary Jane Cleveland, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Michael E. Rider, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 7th *day of* September, *19* 88, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert Cleveland
ROBERT CLEVELAND

Mary Jane Cleveland
MARY JANE CLEVELAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gary D. Copas, *a Notary Public in and for said County and State, the within named* Robert Cleveland and wife, Mary Jane Cleveland

the bargainors, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 7 *day of* September, *19* 88.

Gary D. Copas, *Notary Public.*

Commission Expires 11-30-88

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....

BOOK 7650 PAGE 440

WARRANTY DEED

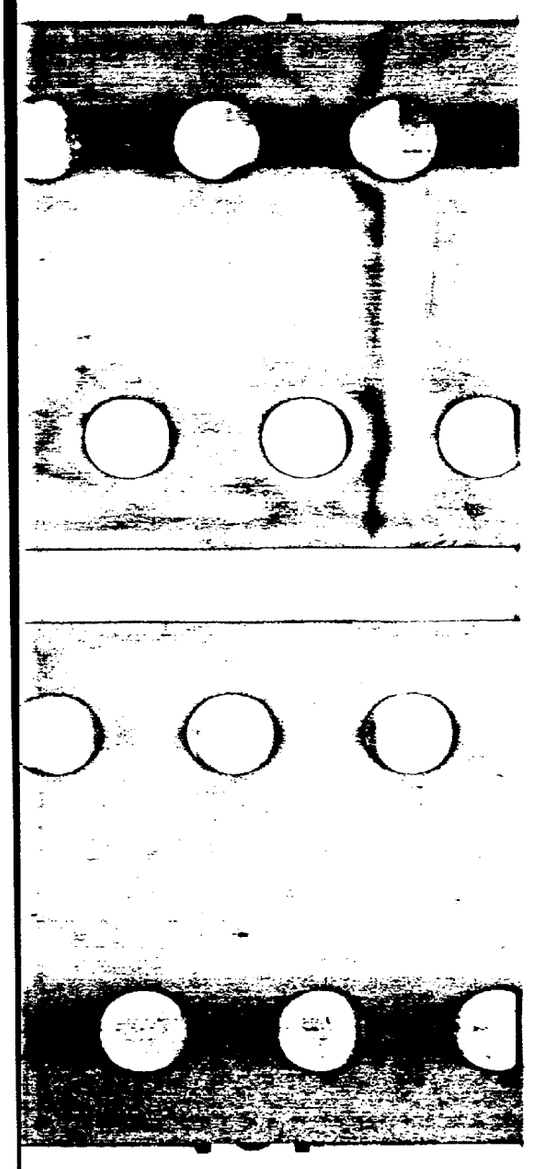
FROM

Robert Cleveland, et ux

TO

Michael E. Rider

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7650 PAGE 441

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	23000.00
CON TX	75.90
PRFEE	0.50
WDEED	12.00
TOTAL	88.40
CHECK	88.40

09/13/88 01 10:37 0001 6352

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66923

IDENTIFICATION REFERENCE

SEP 13 10 35 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 133382