FILE BOX 38 FILE #8339

WARRANTY DEED

BOOK 7710 PAGE 425

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
L. STEPHEN NELSON	LEADER FEDERAL MORTGAGE, INC.	MAP 145-10
(NAME)	(NAME)	
1869 Laurel Ridge Drive	P.O. Box 2926	PARCEL 14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	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, CHARLES W. LOCKWOOD and wife, JOSEPHINE T. LOCKWOOD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO L. STEPHEN NELSON and wife, SARA TARPLEY NELSON

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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

0392 11/23 0101 03CHECK 1164.17

This conveyance is made subject to: (1) Restrictions of record in Book 1639, page 329, and Book 3675, page 416, amended in Book 3679, page 81; (2) Easement of record in Book 4440, page 680; and (3) All matters appearing on the Plan of record in Plat Book 3500, page 71, said Register's Office.

8.7.7.5 8

IDENTIFI REFERENCE

Nov 23 8 18 AM '88

FELIX J. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved(XX) property, known as 1869 Laurel Ridge Drive, Nashville, Tennessee 37215

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 18th day of November, 19 88

Charles W. Lockwood
CHARLES W. LOCKWOOD

Josephine T. Lockwood
JOSEPHINE T. LOCKWOOD

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, Charles W. Lockwood and wife, Josephine T. Lockwood 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 18th day of November, 1988.

My commission expires 1/10/89 Notary Public

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 $ 348,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 1988.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM CHARLES W. LOCKWOOD and wife, JOSEPHINE T. LOCKWOOD

TO L. STEPHEN NELSON and wife, SARA TARPLEY NELSON

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

LEGAL DESCRIPTION

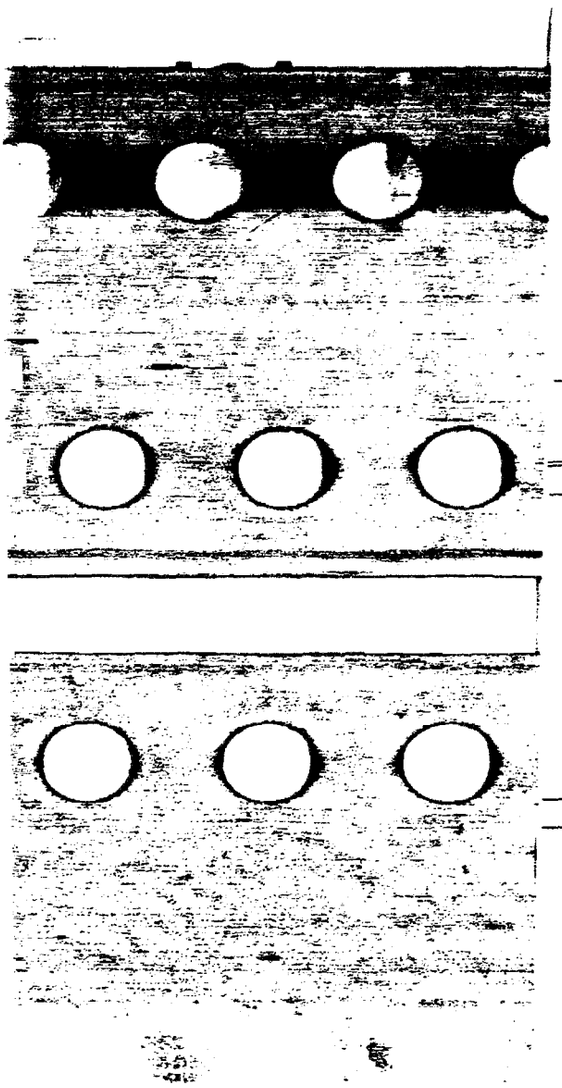
LAND in Davidson County, State of Tennessee, described as follows, to-wit: Being a part of Lot No. 90 on the Plan of Laurel Ridge Subdivision, Section 4, of record in Book 3500, page 71, Register's Office for said County and a part of land in the 7th, formerly the 11th, Civil District of said County and State, said lands, together, being more particularly described as follows, to-wit:

BEGINNING at a point at the intersection of the southeasterly margin of Laurel Ridge Drive with the westerly margin of Zelenik's driveway, being 156.27 feet measured along the curving southeasterly margin of said Drive southwesterly of a concrete monument in the easterly margin of said Drive marking the northeastern corner of said Lot 90; thence, westerly on the curving southeasterly margin of Laurel Ridge Drive, 298.81 feet to the northwestern corner of said Lot 90; thence, southeasterly on the westerly line of said Lot 90, 140 feet to the southwestern corner of said Lot 90; thence, southeasterly on the southerly line of said Lot 90, 203 feet to a concrete monument at the southeastern corner of said Lot 90; thence, northeasterly with the easterly line of said Lot 90 to an iron pin at the northwesterly corner of the property conveyed to John S. Zelenik, et ux, Mary R. Zelenik, by deed from John J. Todd, III, et ux, Jean Franklin Todd, of record in Book 4313, page 793, Register's Office for said County; thence, with the southerly line of the property conveyed to Alfred D. Sharp, Jr., et ux, Katherine S. Sharp, by deed from Elmer Davis, Jr., Trustee, of record in Book 3505, page 162, Register's Office for said County, South 68 deg. 00' East 63.59 feet to a point in the westerly margin of Zelenik's driveway; thence, with the westerly margin of said driveway, North 25 deg. 35' 12" West 102.66 feet to a point in the easterly line of said Lot 90; thence, with the westerly margin of said driveway, North 27 deg. 23' 11.6" West 6.71 feet to a point and continuing with the westerly margin of said driveway North 22 deg. 26' 45.3" West 57.94 feet to the point of beginning.

Being the same property conveyed to Charles W. Lockwood and wife, Josephine T. Lockwood, by deed from Kleber E. Dunklin and wife, Patricia D. Dunklin, of record in Book 4502, page 595, said Register's Office.

EXHIBIT "A"

FILE BOX 38



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

RECEIVED OF _____

FOR _____

BOOK 7710 PAGE 428

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 349900.00
CON TX 1154.67
PRFEE 0.50
MDEED 9.00
TOTAL 1164.17
CHECK 1164.17

11/23/88 01 08:22 0001 0392

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.7.7.58

IMENTIFT REFERENCE

Nov 23 10 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 156920