This Instrument Prepared By:

GORDON & BOTTORFF, P.C.
Attorneys at Law
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
M/M William B.Tollett 524 Ben Allen Road Nashville, TN 37216	National Mortgage Co. 4041 Knight Arnold Rd. Memphis, TN 38118	61-54

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $35,425.97.

William B Tollett
Affiant

Subscribed and sworn to before me this 31st day of January, 1989.

Notary Public

My Commission Expires: 10-2-89

FEB 2 9 55 AM '89
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

06185

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FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, STEPHEN M. LECHIARA and wife, NANCY LECHIARA, have bargained and sold, and by these presents do hereby transfer and convey unto WILLIAM B. TOLLETT and wife, TENNIE MAI TOLLETT, their heirs, successors and assigns, all their right, title and interest in certain real property described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Option Realty Inc. Subdivision, as of record in Book 6200, page 572, Register's Office for said County.

BEING the same property conveyed to STEPHEN M. LECHIARA and wife, NANCY LECHIARA by deed from Option Realty, Inc., a Tennessee corporation of record in Book 7141, page 776 of said Register's Office.

AS PART of the consideration for this conveyance, WILLIAM B. TOLLETT and wife, TENNIE MAI TOLLETT have agreed to assume the indebtedness secured by an existing Deed of Trust executed by STEPHEN M. LECHIARA and wife, NANCY LECHIARA, to Delta Title Company, Trustee, of record in Book 7141, page 779, said Register's Office, dated February 18, 1987, to secure to National Mortgage Company an indebtedness in the amount of $35,811.00.

This conveyance is further subject to:

1. 1989 real property taxes.

2. Matters shown on Plan of record in Book 6200, page 572, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to WILLIAM B. TOLLETT and wife, TENNIE MAI TOLLETT, their heirs, successors and assigns forever.

AND STEPHEN M. LECHIARA and wife, NANCY LECHIARA, do covenant with the said WILLIAM B. TOLLETT and wife, TENNIE MAI TOLLETT, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND STEPHEN M. LECHIARA and wife, NANCY LECHIARA, do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said real property to the said WILLIAM B. TOLLETT and wife, TENNIE MAI TOLLETT, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of January, 1989.

T. Vance Little

STEPHEN M. LECHIARA
By: T. VANCE LITTLE as
Attorney in Fact

T Vance Little

NANCY LECHIARA
By: T. VANCE LITTLE as
Attorney in Fact3862 02/02 0101 03CHECK 123.32

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

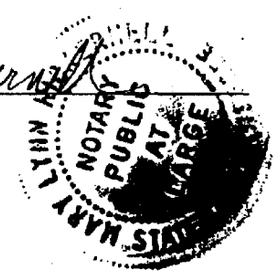
PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, T. VANCE LITTLE, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for STEPHEN M. LECHIARA and wife, NANCY LECHIARA, and who acknowledged that he executed the within instrument as the act of his principal for the purposes therein contained.

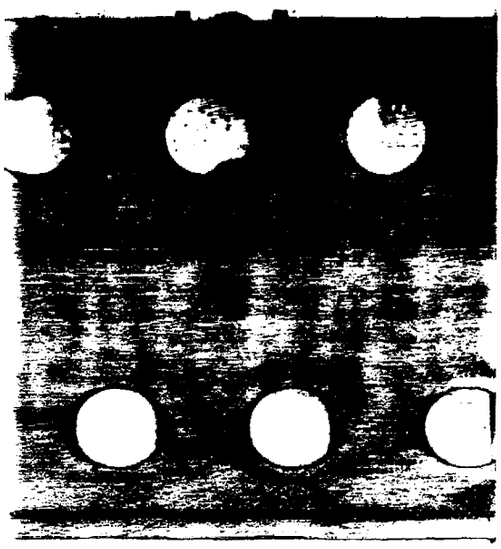
WITNESS my hand this 31st day of January, 1989.

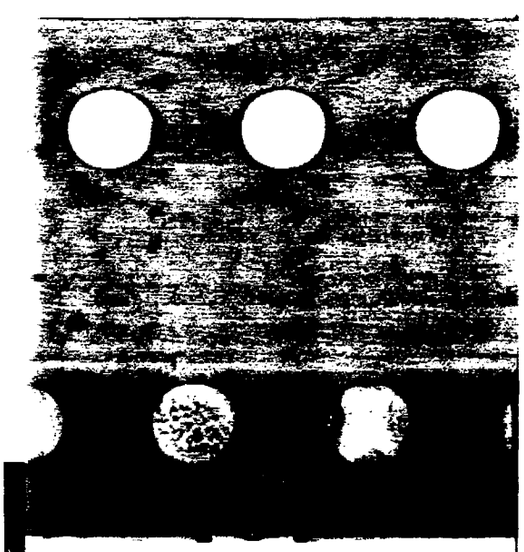
Mary L. Nickerson

Notary Public

My Commission Expires: 10-2-89







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

RECEIVED OF _____

FOR _____

BOOK 7764 PAGE 651

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 35425.97
MOR TX 116.82
ERR CO
~~MOR TX 116.82~~
~~CON TX 116.82~~
PRFEE 0.50
WDEED 6.00
TOTAL 123.32
CHECK 123.32

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/89 01 10:01 0001 3862

06185

IDENTIFICATION REFERENCE

Fe 2 9 58 AM '89

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 178371