211
551360-8

Box 14

BOOK 7777 PAGE 448

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 1989

Notary Public

MY COMMISSION EXPIRES: Jan 20, 1992

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Anne Gough	Fidelity Federal Savings & Loan	149-01-0-B-044CO
(NAME)	(NAME)	
705 Leadenhall Court	401 Union Street	02D-76088
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	Nashville, Tennessee 37219	
(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, WE, Fidelity Federal Savings & Loan, Association of Tennessee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly Anne Gough, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 293 on the Plan of Piccadilly Square, Phase 3 of record in Book 6250, page 892, 893, and 894, Register's Office for Davidson County, Tennessee.

Said Lot No. 293 fronts 63.89 feet on the northwesterly side of Leadenhall Court and runs back 125.00 feet on the northeasterly lot line and runs back 113.91 feet on the southwesterly lot line to a line in the rear which measures 69.05 feet thereon.

Being the same property conveyed to Fidelity Federal Savings and Loan Association of Tennessee by deed from Thomas T. Pennington, Successor Trustee as of record in Book 7685, page 89, said Register's Office.

This conveyance is made subject to:

The Plan of record in Book 6250, page 892, 893, & 894, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Leadenhall Court, a 20 foot minimum foot setback line from the rear lot line, an 8 foot minimum building setback line from the northerly and southerly lot lines, a 10 foot public utility easement on the rear lot line and a 2.5 x 25 foot anchor easement on the northeasterly and southeasterly corners of said lot. Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6236, page 683, Amended Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6295, page 548, Book 6295, page 556, Book 6295, page 564, Book 6300, page 409, Book 6306, page 833, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, and Book 6518, page 190, said Register's Office. By-laws of record in Book 6236, page 708, Amended in Book 6295, page 572 Book 6295, page 580, Book 6295, page 588, and Book 6300, page 431, said Register's Office. (See Reverse Side)

unimproved
This is improved (X) property, known as 705 Leadenhall Court, Nashville, Tennessee 37217
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seised 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness his hand this 22nd day of February, 19 89

Fidelity Federal Savings & Loan, Association of Tennessee

By:

STATE OF TENNESSEE
Davidson County

BOOK 7777 PAGE 449

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, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Steve P. Moody

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Assistant Vice President of the Fidelity Federal Savings & Loan a corporation, and that he as such Assistant Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Assistant Vice President.

Witness my hand and official seal at Nashville, Tenn., this 22nd day of February, 19 89.

Commission Expires Jan 19 1990 _____ Notary Public

WARRANTY DEED

FROM
Fidelity Federal Savings & Loan, Association of Tennessee

TO
Kimberly Anne Gough, unmarried

10739

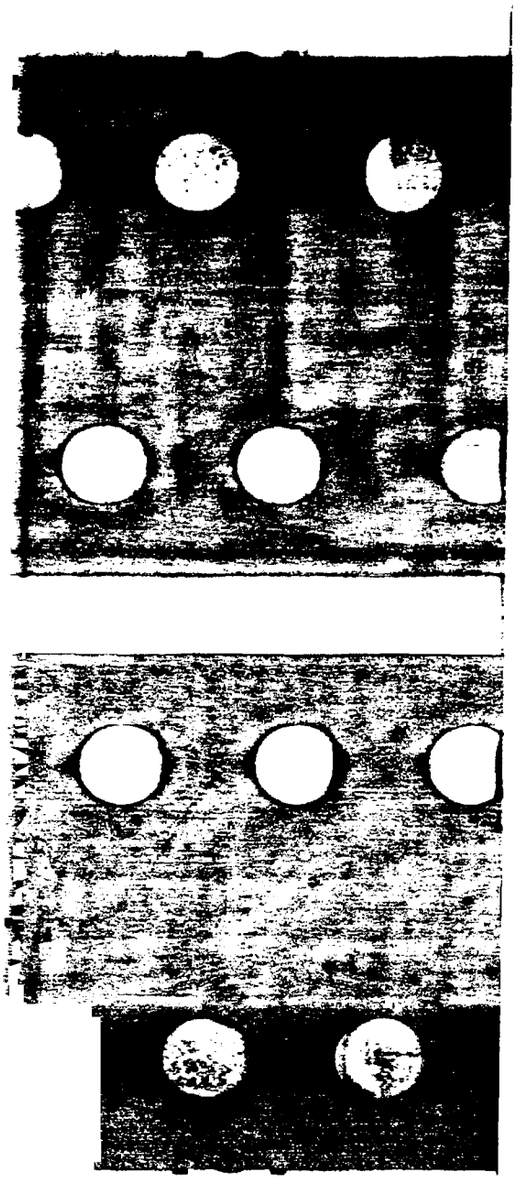
FEB 22 2 58 PM '89

9343 02/22 01

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

316.70

(continuation)
One half acre reserved for graveyard of record in Book 854, page 73, said Register's Office.
Storm Water Detention Agreement of record in Book 6782, page 518, said Register's Office.
Deed of conveyance to Metro Government of Nashville, Davidson County, Tennessee, of record in Book 6846, page 606, and Book 6846, page 653, said Register's Office.
Utility easement of record in Book 6298, page 491, said Register's Office.
Document of Clarification of record in Book 6830, page 739, said Register's Office.
Conveyance to Metro Government of Nashville, Davidson County Department of Water and Sewerage Service of record in Book 6530, page 819, and Book 6530, page 823, said Register's Office.
Conveyance of Additional Open Space of record in Book 6496, page 99, said Register's Office.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7777 PAGE 450

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	94000.00
CON TX	310.20
PRFEE	0.50
MDEED	6.00
TOTAL	316.70
CHECK	316.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/22/89 01 15:00 0001 9343

10759

IDENTIFICATION

FEB 22 2 58 PM '89

No. 183782