BOOK 7806 PAGE 895

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,193.24

X Richard L. Charlton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 19 89

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Richard L. Charlton (NAME)	The Leader Mortgage Company (NAME)	150-7-0
3145 Stoneybrook Circle (STREET ADDRESS OR ROUTE NUMBER)	1015 Euclid Avenue, Suite 650 (STREET ADDRESS)	031.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Cleveland, OH 44115 (CITY) (STATE) (ZIP)	02D 70413

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, Jesse W. Rich and Jeffrey Wade Rich

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Charlton, 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. 51 on the Plan of Towne Village of the Country, Section 1 of record in Book 5200, Page 55 and 56, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeffrey Wade Rich et al by deed from Arthur S. Leebrick, Jr. et ux, of record in Book 6924, Page 921, Register's Office for Davidson County, Tennessee, and in Book 7804, page 416, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to The Leader Mortgage Company of record in Book 6924, Page 924, said Register's Office with a present unpaid balance of approximately $58,193.24, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

21312

IDENTIFICATION REFERENCE

APR 3 12 24 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1532 04/03 0101 03CHECK 215.06

This is improved (XX) unimproved ( ) property, known as 3145 Stoneybrook Circle, Antioch, TN 37013
(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 our hands this 31st day of March, 19 89

Jesse W. Rich
Jesse W. Rich

Jeffrey Wade Rich
Jeffrey Wade Rich

STATE OF TENNESSEE
Davidson County

BOOK 7806 PAGE 836

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jesse W. Rich and Jeffrey Wade Rich

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 31st day of March, 19 89.

Commission Expires October 9, 1991

Lori Stephens
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

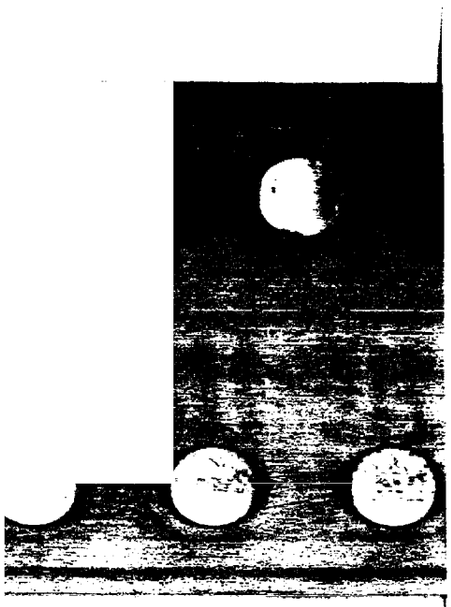
Commission Expires _____ _____ Notary Public

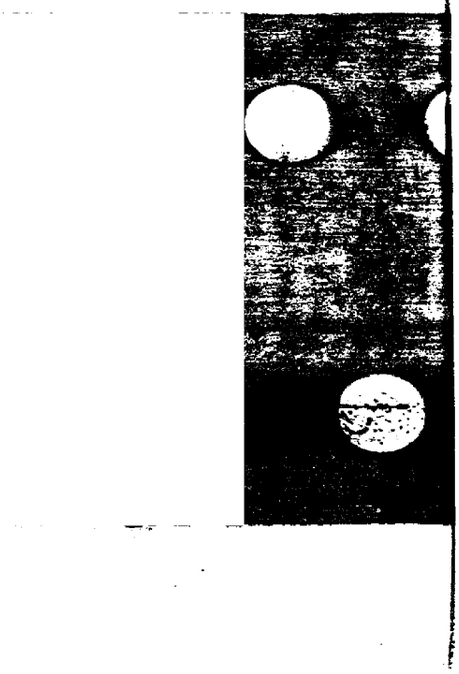
WARRANTY DEED

FROM
Jesse W. Rich and Jeffrey Wade Rich

TO
Richard L. Charlton, unmarried

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697





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

RECEIVED OF _____

FOR _____

BOOK 7806 PAGE 897

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 63193.24
CON TX 208.56
PRFEE 0.50
WDEED 6.00
TOTAL 215.06
CHECK 215.06

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/03/89 01 12:25 0001 1532

21312

IDENTIFICATION REFERENCE

Apr 3 12 25 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195974