5774
60414
99-980211-1

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF July 19 89

Notary Public

MY COMMISSION EXPIRES: 3-24-93

(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
Douglas D. Erickson (NAME)	Fidelity Federal Savings & Loan (NAME)	151-1-A-146
3105 Kennebeck Place (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	2D-77044
Antioch Nashville, Tennessee 37217 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Laurel Street Construction Co.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas D. Erickson and wife, Debbie L. Erickson

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 146, Chatham Pointe, of record in Plat Book 6900, pages 444, 445, 446 and 447, Register's Office for Davidson County, Tennessee.

Said Lot No. 146, fronts 55.00 feet on the northerly side of Kennebeck Place and runs back 110.00 feet on the easterly lot line and 110.00 feet on the westerly lot line to a line in the rear which measures 55.00 feet thereon.

Being the same property conveyed to Laurel Street Construction Co. by deed from Leader Enterprises, Inc. as of record in Book 7527, page 469, said Register's Office.

This conveyance is made sujbect to the following:
The Plan of record in Book 6900, pages 444, 445, 446 and 447, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Kennebeck Place and the rear lot line, a 5 foot minimum building setback line from the easterly and westerly lo lines, a 10 foot public utility and drainage easement on the rear lot line, a 2.5 x 25 foot anchor easement on the southeasterly corner.

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7358, page 656, Book 7538, page 792, amended in Book 7599, page 812, said Register's Office.

Conveyance of "Common Area" to Chatham Pointe Homeowners Association, Inc., in Book 7683, page 718, said Register's Office.

Easements as set forth in instrument of record in Book 3891, page 476, said *

unimproved ( )
This is improved ( ) property, known as 3105 Kennebeck Place, Nashville, Tennessee 37217 37013
(House Number) (Street) Antioch (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 24th day of July, 19 89

Laurel Street Construction Co.

By:

STATE OF TENNESSEE
Davidson County

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___.

Commission Expires _____ _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Robert W. Bolster

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 President of the Laurel Street Construction Co. 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 Nashville, Tenn. this 24th day of July, 19 89

Commission Expires 3/27/93 _____ Notary Public

WARRANTY DEED

FROM

Laurel Street Construction Co.

TO

Douglas D. Erickson and wife,
Debbie L. Erickson

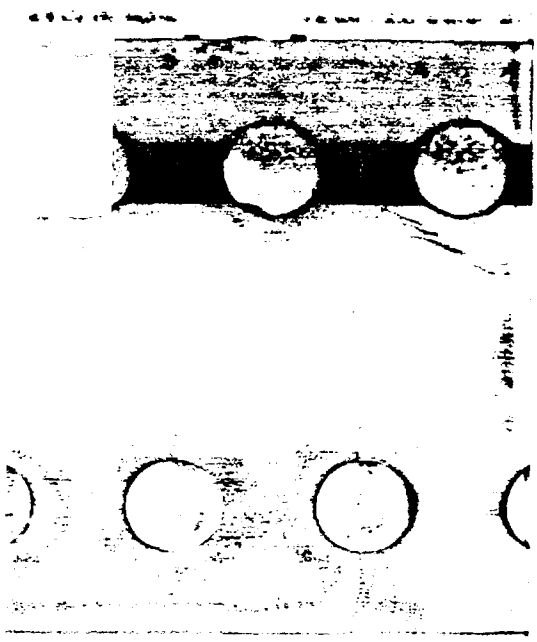
5 2 8 3 3

IDENTIFICATION

Jul 27 3 14 PM '89

9583 07/27 0101 03CHECK 297.07

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

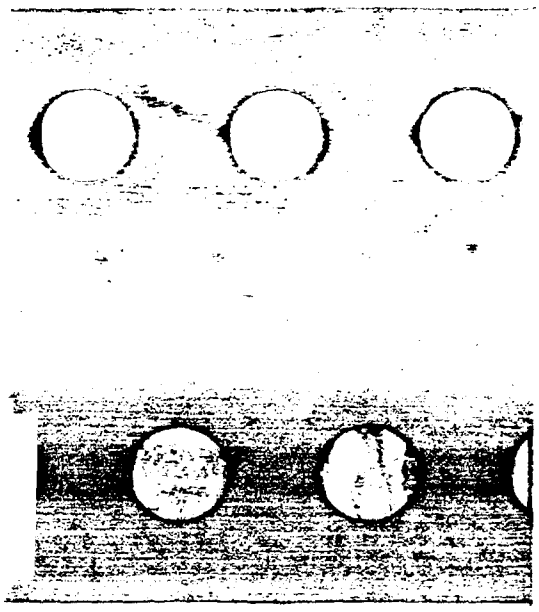
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 87900.00
CON TX 290.07
PRFEE 1.00
WDEED 6.00
TOTAL 297.07
CHECK 297.07

RECEIPT IS NOT VALID UNTIL 07/31/89 IS PAID BY BANK 15:16 0001 9583



5.2.8.3.3

IDENTIFICATION

JUL 27 3 14 PM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 233198