Pd 4

THIS INSTRUMENT PREPARED BY (AND RETURN TO): **WILKINS & IVEY,** Attorneys
2405 Crestmoor Road, P.O. Box 150157
Nashville, Tennessee 37215-0157
Dav. Co. File: Box 8: W & I Ref. (jcb) (Title No: 29967)

ADDRESS NEW OWNER:
William K. Lane, III
11 Lexington Green
Nashville, TN 37215

MORTGAGEE:
Leader Federal Bank for Savings
P.O. Box 275
Memphis, TN 38101-0275

MAP-PARCEL NUMBERS
131-01-J13 CO
7DA-92622

WARRANTY DEED

BOOK 8038 PAGE 470

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rochford Realty and Construction Co., Inc.,** a Corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William K. Lane, III and spouse, Mary Ruth Lane,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 13 on the plan of Lexington Green, of record in Book 6900, page 198, as amended in Book 7501, page 786, and Book 7552, page 71, all in the Register's Office for said County.

SAID Lot No. 13, which is a corner lot, fronts 85.03 feet on the easterly margin of Lexington Green and fronts 67.53 feet on the southerly margin of Hobbs Road, said frontages being joined by a curve having a length of 39.24 feet, and extends back 110.09 feet on the easterly line and 92.50 feet on the southerly line to a point of intersection.

BEING part of the same property conveyed to Rochford Realty and Construction Co., Inc. by deed from Marbut G. Gaston of record in Book 6951, page 396, said Register's Office, and also being part of the same property conveyed to Rochford Realty and Construction Co., Inc., by deed from Lee R. Tillis and wife, Janet D. Tillis and Anne W. Daniels, as tenants in common, each having a one-third (1/3) undivided interest, of record in Book 6971, page 407, said Register's Office.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 2392, Page 139, and Book 7118, page 21, both in said Register's Office, and to the matters set forth in the referenced Plan of record.

FELIX E. DAVIDSON COUNTY REGISTER
FEB 2 10 14 AM '90
IDENTIF. TREFERENCE
01114

This is improved property, known as: 11 Lexington Green, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of January, 1990.

Rochford Realty and Construction Co., Inc.

By: _____
Mark McDonald, Vice-President

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared Mark McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Vice-President of Rochford Realty and Construction Co., Inc., the within named bargainor, a corporation, and that he as such Vice-President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice-President. Witness my hand and official seal, at office in Nashville, Tennessee, this 31st day of January, 1990.

My Commission Expires: 9/26/92

_____
Notary Public

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

12/89

BOOK 8038 PAGE 471

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $216000.00

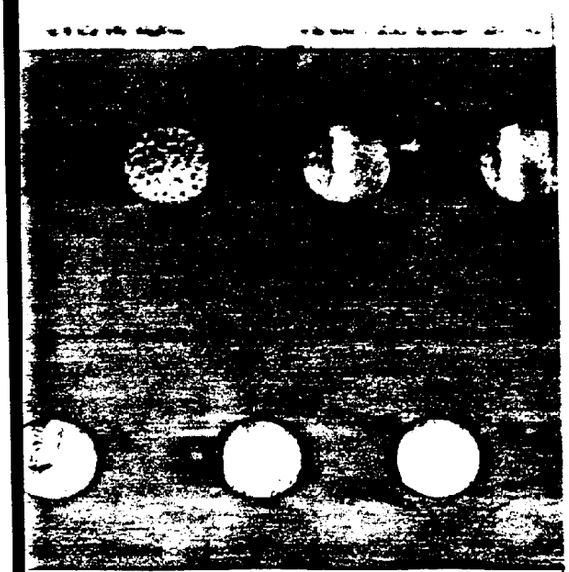
R. Jerry Ruth Jr.
Affiant

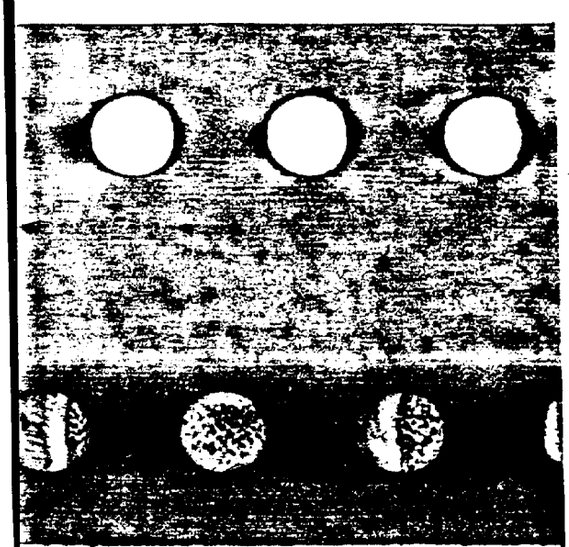
Subscribed and sworn to before me, this the 31st day of January, 1990.

Notary Public

My Commission Expires: 9/26/92

PERCY WILKINS JR.
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE





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 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 216000.00
CON TX 712.80
PRFEE 1.00
WDEED 6.00
TOTAL 719.80
CHECK 719.80

02/02/90 01 10:19 0001 9641

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 1 1 4

IDENTIF. TREFERENCE

FEB 2 10 14 AM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 289678