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6494
99-980913-5

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 249,380.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF June, 19 90

Notary Public

MY COMMISSION EXPIRES: 9-25-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilhelm L. Schrauben (NAME)	Fidelity Federal Savings & Loan (NAME)	131-1-J-22
101 Lexington Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	7DA-92776
Nashville, Tennessee 37215 (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, Rochford Realty and Construction Co., Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wilhelm L. Schrauben and wife, Grace Schrauben

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. 22, Lexington Green, Phase 2 of record in Plat Book 6900, page 798, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 47.04 feet on the easterly side of Wallace Road and fronts a total of 157.70 feet on the northerly side of Lexington Court and is adjoined by a curve measuring 39.27 feet and runs back 98.22 feet on the northerly lot line to a point of intersection.

Being part of the same property conveyed to Rochford Realty and Construction Co., Inc. by deed from Clara B. Clark, a widow as of record in Book 7576, page 423, said Register's Office. Being part of the same property conveyed to Rochford Realty and Construction Co., Inc. by deed from Lela L. Stuart, a widow as of record in Book 7576, page 426, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein. Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7706, page 476, said Register's Office.

This is { unimproved ( ) / improved ( ) } property, known as 101 Lexington Court, Nashville, Tennessee 37215
(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 seized 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 hand this 6th day of June, 19 90

Rochford Realty and Construction Co., Inc.

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___.

_____ 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 _____ the within named _____

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 Rochford Realty and Construction 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 7th day of June, 19 90.

Rhonda J. White Notary Public

Commission Expires 9-25-93

WARRANTY DEED

FROM
Rochford Realty and Construction Co., Inc.

TO
Wilhelm L. Schrauben and wife, Grace Schrauben

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

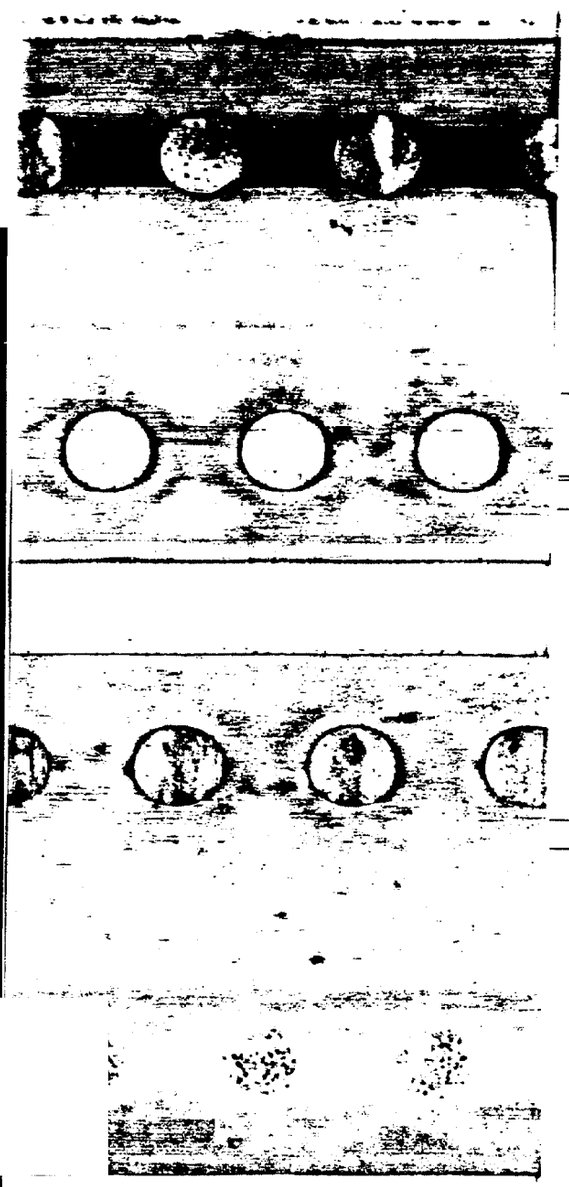
3.2 1.2 2

IDENTIFICATION REFERENCE

JUN 7 2 30 PM '90

DAVIDSON COUNTY, TN

8317 06/07 0101 03CHECK 830.02



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 249380.00
CON TX 823.02
PRFEE 1.00
WDEED 6.00
TOTAL 830.02
CHECK 830.02

06/07/90 01 14:31 0001 8317

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.2 1.2 2

IDENTIFICATION REFERENCE

JUN 7 2 30 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 325993