FORM No. WD-1

BOOK 8156 PAGE 270

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,644.02

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 19 90.

Notary Public

MY COMMISSION EXPIRES: 1/11/92

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37027

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Bruce Richards, et ux	Leader Federal Savings & Loan	119-5 23
(NAME)	(NAME)	
3121 Lake Park Drive	5014 Poplar Avenue	6DA 29002
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Memphis, TN 38101-0336	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Bryan Andrew McMullen and Nelson Trimmer and wife, Jeri Trimmer unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce Richards and wife, Lisa C. Richards

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, TN, being Lot No. 27 on the Plan of Southlake, Section Two, of record in Book 2083, Page 84, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bryan Andrew McMullen and Nelson Trimmer and wife, Jeri Trimmer by deed from Carol DeLene Holbrook, unmarried of record in Book 7274, Page 202, Register's Office for Davidson County, TN.

Subject to all matters shown on the Plan of Record.

1554 07/19 0101 03CHECK 203.68

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a deed of trust to Leader Federal Mortgage, Inc., of record in Book 6943, Page 706, said Register's Office, and also the agreement that the escrow account held in connection with the aforesaid deed of trust is hereby transferred to said grantees.

unimproved ( ) This is improved (X) property, known as 3121 Lake Park Drive (House Number) (Street) Nashville, TN 37211 (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 S this 18th day of July, 19 90

Bryan Andrew McMullen Nelson Trimmer Jeri Trimmer

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Bryan Andrew McMullen and Nelson Trimmer and wife~~ Jeri Trimmer

the bargainor ~~$~~ ___, with whom I am personally acquainted, and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 18th day of July 1990.

Commission expires 1/11/92

Elizabeth J. Smith
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jeri Trimmer ~~and~~ ___ with whom I am personally acquainted and who upon ~~their several oaths~~ her oath acknowledged ~~themselves~~ herself to be the attorney in fact for Bryan Andrew McMullen and ~~and~~ ___ ~~respectively of~~ the Nelson Trimmer the within named bargainor, ~~and corporation~~, and that ~~they~~ S(he) as such attorney in fact ~~and~~ ___ being authorized so to do, executed the foregoing instrument for the purposes therein contained ~~by signing the name of the corporation, by the said~~ on their behalf. ~~as such~~ ___, ~~and attesting the same by the said~~ ___ ~~as such~~ ___

Witness my hand and official seal at office at Brentwood, TN on this the 18th day of July 1990

My commission expires 1/11/92

Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:

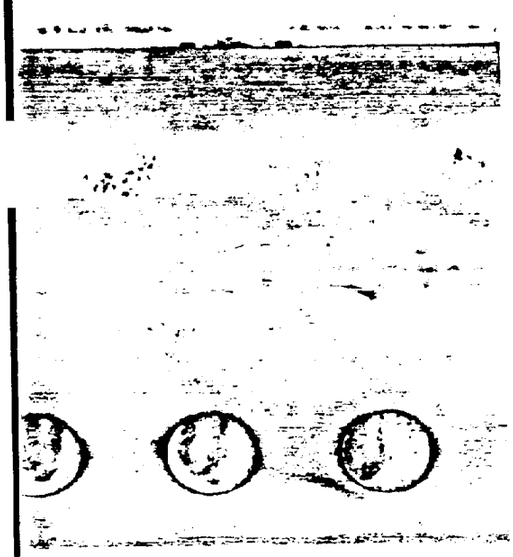
REALTY TITLE & ESCROW
428 Wilson Pike Circle
Brentwood, TN 37027

42695

FEE $ 11.00 TENNTAX REFERENCE

Jul 19 11 24 AM '90

FEES & TAXES RECEIVED AND RECORDED



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

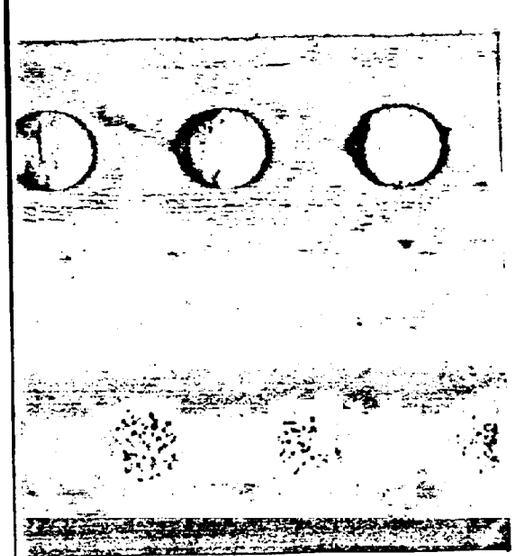
RECEIVED OF _____

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 59644.02
~~CON TX 196.68~~
~~PR FEE 1.00~~
WDEED 6.00
TOTAL 203.68
CHECK 203.68

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42695

IDENTIFICATION

JUL 19 11 24 AM '90

FELIX Z. WILSON, II

07/19/90 01 11:27 0001 1554

No. 338379