file box 8/jcb

BOOK 8298 PAGE 118

ADDRESS NEW OWNERS:

JAMES LEROY HARRIS, JR.
401 Bowling Avenue, Unit 63
Nashville, TN 37205

SEND TAX BILLS TO:

LEADER FEDERAL BANK FOR SAVINGS
P.O. BOX 2926
Memphis, TN 38101-2926

MAP PARCEL NOS.
104-13A-36

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTORNEYS
Suite 500, 230 Fourth Avenue North
Nashville, TN 37219

9307 02/25 0101 03CHECK 343.60

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00) DOLLARS, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; we, ROBERT B. HINTON and wife, JANE C. HINTON, have bargained and sold, and by these presents do transfer and convey unto JAMES LEROY HARRIS, JR. the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Building Site No. 63 on the Site Plan of Richmeade Place, Section 2, of record in Book 4955, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.
>
> Being the same property conveyed to Robert B. Hinton by deed from O. B. Hofstetter, Jr., Executor under the will of Bettie B. Hinton, of record in Book 7658, Page 437, and re-recorded in Book 7806, Page 558, said Register's Office.
>
> This property is conveyed subject to all matters as shown and dedicated on the plan of record in Book 4955, Page 4, said Register's Office; and subject to Declaration of Covenants, conditions and restrictions, including liens for annual and special assessments of record in Book 4941, Page 637, and of record in Book 5039, Page 256, and to the By-Laws of Richmeade Place Home Owners Association, Inc., in Book 4942, Page 633, and amendment to Declaration of Covenants, conditions and Restrictions for Richmeade Place and By-Laws of Richmeade Place Home Owners Association, Inc. in Book 5036, Page 338, et seq., all of record in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 401 Bowling Avenue, Unit 63, Nashville, TN 37205.

Taxes for 1991 to be pro rated and assumed by Grantee.

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, his heirs and assigns forever. And we do covenant with the said Grantee 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. 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 GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 22nd day of February, 1991.

Robert B. Hinton

Jane C. Hinton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $102,000.00.

Robert B. Hinton

Sworn to and subscribed before me,
this 22nd day of February, 1991.

Notary Public

My commission expires: 2-25-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT B. HINTON and wife, JANE C. HINTON, 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 Nashville, Tennessee, this 22nd day of February, 1991.

Notary Public

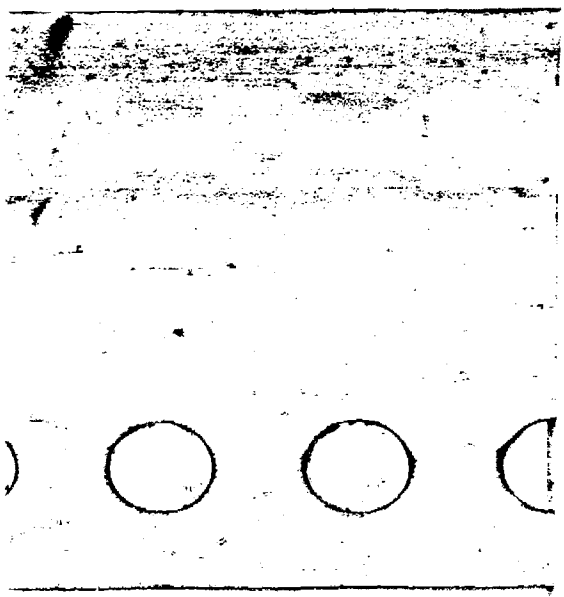
My commission expires: 2-25-93

94953

IDENTIF. REFERENCE

FEB 25 11 22 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.



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 102000.00
CON TX 336.60
PRFEE 1.00
WDEED 6.00
TOTAL 343.60
CHECK 343.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/25/91 01 11:24 0001 9307

94953

IDENTIF. TREFERENCE

FEB 25 11 22 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 399561