This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2232 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

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ADDRESS NEW OWNER:
Linda F. Coward
705 Netherlands Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Fidelity Federal Bank, a Federal Savings Bank
401 Union Street
Nashville, Tennessee 37219

MAP AND PARCEL:
MAP 75-12
GROUP
PARCEL 24.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Steven W. Lankford and wife, Cathy G. Lankford, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Linda F. Coward, unmarried, hereinafter called the Grantee, her 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 shown on Plan of Highlands of Tulip Grove, Section 3, of record in Book 4675, page 140, as a Reserved Parcel.
>
> Said Reserved Parcel fronts 72.0' on the easterly margin of Netherlands Drive, abutting Lots Numbered 363 and 362, and runs back 330.69 feet on the southerly line and 350.16 feet on the broken northerly line to a rear line on which it measures 79.02 feet.
>
> Being the same property conveyed to Steven W. Lankford and wife, Cathy G. Lankford by deed from Preston W. Goddard, a single person, dated May 11, 1989, as of record in Book 7843, page 978, Register's Office for Davidson County, Tennessee.

This is improved property known as 705 Netherlands Drive, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants of record in Book 4793, page 157, Book 4849, page 767, Book 5020, page 58, Book 5028, page 357, Book 5545, page 321, Book 7390, page 844 and Book 6017, page 179, Register's Office for Davidson County, Tennessee; and subject to all of the facts, conditions and limitations shown on the Plat of record in Plat Book 4675, page 140, said Register's Office, including a witness line along the easterly (rear) line; a 2.5' X 2.5' foot utility anchor easement lcoated on the southwest corner of said lot, and a 10 foot easement for public utilities and drainage along the northerly line(s) of said lot.

Real property taxes for 1991 have been settled between the parties, and are the responsibility of 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 Linda F. Coward, unmarried, her heirs and assigns, forever; and we, Steven W. Lankford and wife, Cathy G. Lankford, 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 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 17th day of May, 1991.

Steven W. Lankford
Steven W. Lankford

Cathy G. Lankford
Cathy G. Lankford

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Steven W. Lankford and wife, Cathy G. Lankford, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 17th day of May, 1991.

Patricia M. Durin
NOTARY PUBLIC

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 72,000.00.

Linda F. Coward
AFFIANT

Subscribed and sworn to before me
this 17th day of May, 1991.

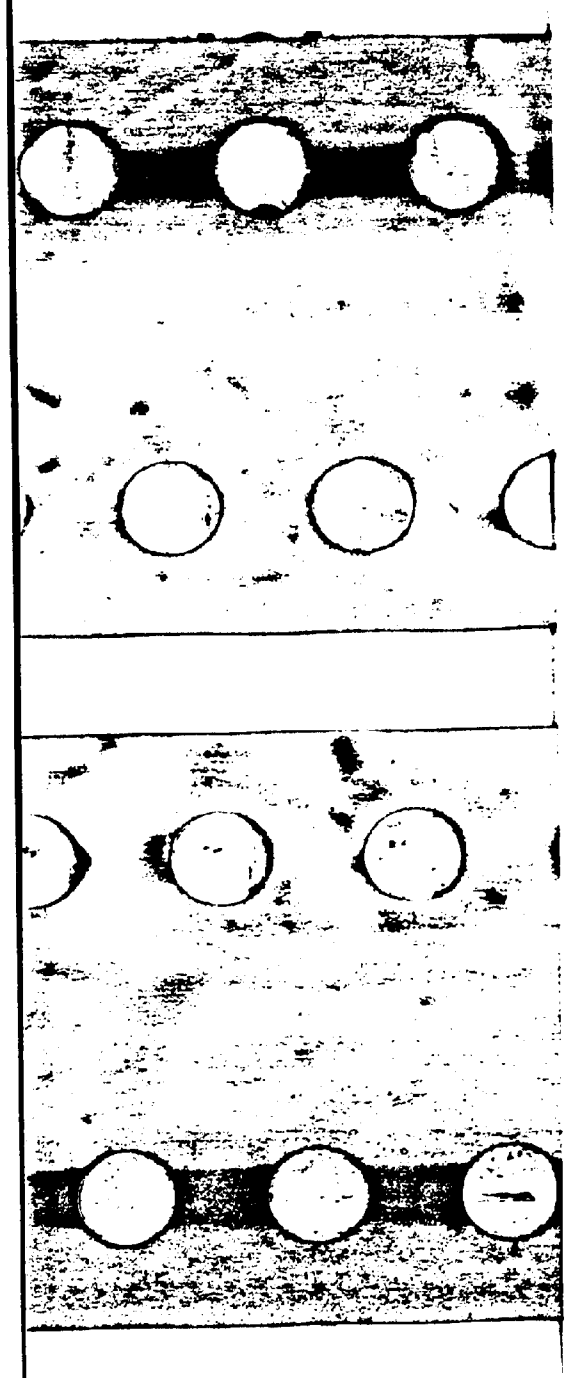
Patricia M. Durin
NOTARY PUBLIC
My Commission Expires: March 13, 1993

3493 05/20 0101 03CHECK 247.60

15477.

IDENTIFICATION

MAY 20 12 28 PM '91



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	72000.00
CON TX	237.60
PRFEE	1.00
WDEED	9.00
TOTAL	247.60
CHECK	247.60

05/20/91 01 12:30 0001 3493

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15477.

IDENTIFICATION REFERENCE

MAY 20 12 28 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 423083