BOOK 8355 PAGE 113 BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF May 91

Notary Public

MY COMMISSION EXPIRES May 26, 1993
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

| ADDRESS NEW OWNERS, AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Cyrus W. Browning (NAME) | Leader Federal Bank (NAME) | MAP 142-13A |
| 1516 Eller Drive (ADDRESS) | P.O. Box 2926 (ADDRESS) | PARCEL 1 |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | Memphis, TN 38101-2926 (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, Rochford Realty and Construction, Co., Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cyrus W. Browning and wife, Catherine R. Browning

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. 1 on the Plat of Riverside, Phase I, a Planned Unit Development, as of record in Book 6900, page 490 - 492, and as amended in Book 6900, page 784, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Together with an undivided percentage interest in the Common Elements (as defined in the Declaration of Easements and Restrictive Covenants for Riverside) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said lot pursuant to the Restrictive Covenants.

Being part of the same property conveyed to Rochford Realty and Construction Co., Inc. by deed from Frank H. Carter and wife, Dolores H. Carter, et al, of record in Book 7103, page 48, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

15490

IDENTIFICATION REFERENCE

MAY 20 1 34 PM '91

unimproved ( )
This is improved ( X ) property, known as 1516 Eller Drive, Nashville, TN 37221
(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 my hand this 15th day of May, 19 91

Rochford Realty and Construction, Co., Inc.
By:
John T. Rochford, III, President

BOX 15

BOOK 8355 PAGE 119

STATE OF TENNESSEE
COUNTY OF

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_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John T. Rochford, III and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Rochford Realty and Construction Co., Inc., the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John T. Rochford, III as such President and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tn. on this the 15th day of May 19 91.

My commission expires May 26, 1993

_____
Notary Public



**WARRANTY DEED**

**FROM**

Rochford Realty and Construction

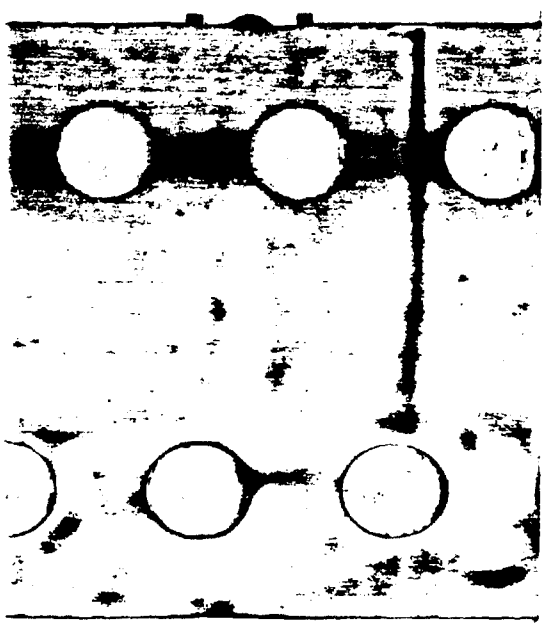
**TO**

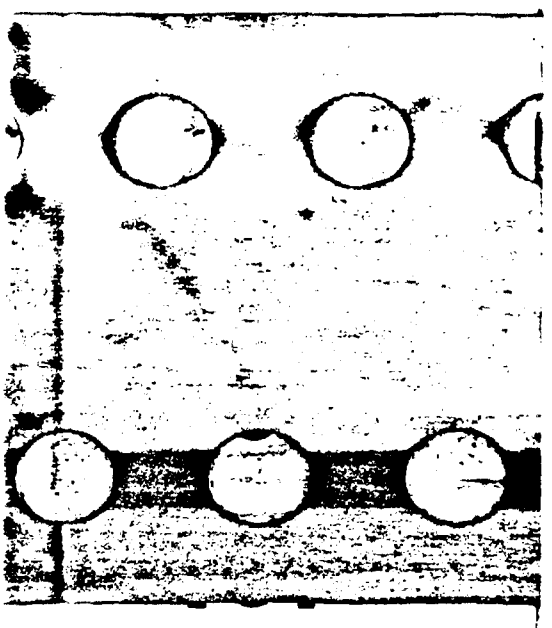
Cyrus W. Browning and wife, Catherine R. Browning

**RETURN TO:**

Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, Tn. 37215

3508 05/20 0101 CKCHECK 469.00





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8355 PAGE 120

| | | |
|---|---|---|
| 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 140000.00

CON TX 462.00

PRFEE 1.00

WDEED 6.00

TOTAL 469.00

CHECK 469.00

05/20/91 01 13:36 0001 3508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15490.

IDENTIFI REFERENCE

MAY 20 1 34 PM '91

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

No. 423097