FILE NO. 29448 FILE BOX "7"

FORM NO. WD-1

BOOK 8476 PAGE 830

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,016.27

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 1991

Notary Public

MY COMMISSION EXPIRES: 11-21-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMOTHY W. ETHRIDGE (NAME)	THE LEADER MORTGAGE COMPANY (NAME)	162-9-137
251 Ashgrove Drive (STREET ADDRESS OR ROUTE NUMBER)	1015 Euclid Avenue (STREET ADDRESS)	5DU 77292
Nashville, TN. 37211 (CITY) (STATE) (P.O. ZIP)	Cleveland, Ohio 44115 (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, WILLIAM H. TROTTER and wife, CELIA A. TROTTER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY W. ETHRIDGE and wife, RHONDA F. ETHRIDGE,

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. 119 on the Plan of Hickory View S/D, Section 3, as of record in Book 6250, Page 960, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to William H. Trotter and wife, Celia A. Trotter by deed from Robert E. Potter, Jr., and wife, Kellye W. Potter, of record in Book 7206, Page 1, Register's Office for Davidson County, Tennessee.

EXCEPT for a certain mortgage to LEADER MORTGAGE COMPANY recorded in Book 7206, page 4, of the mortgage records of Davidson County, Tennessee, the unpaid balance of the Grantees hereby jointly and severally assume and agree to pay as part of the consideration herein, the Grantees also jointly and severally hereby assume the obligations of William H. Trotter and wife, Celia A. Trotter, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the Guarantee or Insurance of the indebtedness above mentioned.

This is unimproved ( ) improved (X) property, known as 251 Ashgrove Drive, Nashville, Tennessee 37211
(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 s this 31st day of October, 1991

WILLIAM H. TROTTER

CELIA A. TROTTER

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WILLIAM H. TROTTER and wife, CELIA A. TROTTER, 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 31st day of October, 1991.

Commission Expires 11-21-92

Janet D. Davis
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ 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 _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

5.8.8.62

IDENTIFICATION REFERENCE

Nov 1 9 53 AM '91

5628 11/01 0101 03CHECK 299.30

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 79016.27
CON TX 292.30
PRFEE 1.00
WDEED 6.00
TOTAL 299.30
CHECK 299.30

11/01/91 01 09:54 0001 5628

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.8.8.6.2

IDENTIFICATION REFERENCE

Nov 1 9 53 AM '91

FELIX Z. WILSON
REGISTER

No. 472788