BOOK 9411 PAGE 460

THIS INSTRUMENT WAS PREPARED BY
Dyer, James & Taylor
30 Burton Hills Blvd., Suite 200
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES: 5-17-95
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Toniya Villalobos (NAME)	Leader Federal Bank For Savings (NAME)	78-0-17.01
4630 Old Hickory Boulevard (ADDRESS)	158 Madison Avenue (ADDRESS)	
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101-0275 (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, Richard L. Rosemond and wife, Amy D. Rosemond

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Toniya Villalobos and Bruce D. Edwards

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 lying and being in the 13th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at a point in the center of Old Hickory Blvd. the Southwest corner of Wright et al, then leaving said road, with the South line of Wright et al, with a fence, S. 85 deg. 32 min. 31 sec. E, passing an iron rod at 33.5 feet, in all a distance of 531.63 feet to an old bar, then generally with a fence, with the remainder of Book 2925, Page 157, South 28 deg. 22 min. 46 sec. West, 379.75 feet to an old iron bar at a marked hickory, the Northeast corner of Mason, Book 5163, Page 169, then with the North line of same, with a fence, North 85 deg. 08 min. 20 sec. West 521.08 feet to the center of Old Hickory Blvd., marked by an existing iron stake offset at 32.94 feet, thence with the center of Old Hickory Blvd., with a curve to the right, delta 04 deg. 31 min. 21 sec., a radius 3095.69 feet, length of 244.34 feet, chord of N. 26 deg. 20 min. 36 sec. E. 244.28 feet, thence N. 28 deg. 36 min. 17 sec. E. 127.99 feet to the point of beginning, containing 4.20 acres, more or less, Davidson County, and being the tract described in Deed Book 5170, Page 605, Register's Office, Nashville, Tennessee, according to a survey by P. Anthony Chapdelain, Jr. dated 7/28/86.

Being the same property conveyed to Richard L. Rosemond and wife, Amy D. Rosemond by deed from David Wright and wife, Mary Jane Turbett of record in Book 6950, Page 778, said Registers' Office.

unimproved ( )
This is improved (X) property, known as 4630 Old Hickory Boulevard, Nashville, Tennessee 37218
(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 15th day of July 19 94

Richard L. Rosemond

Amy D. Rosemond

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 Richard L. Rosemond and wife, Amy D. Rosemond

the bargainor s, 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 15th day of July 19 94.

Commission expires 5-11-95

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

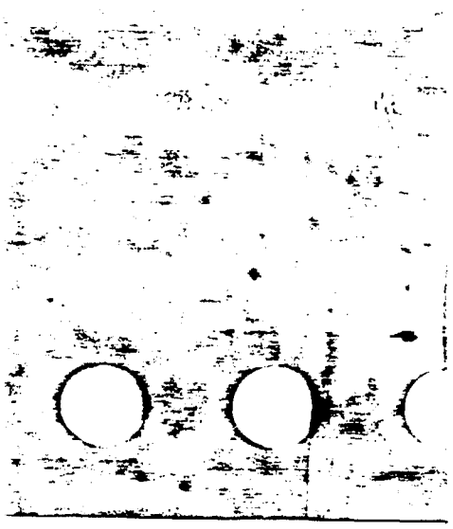
72522

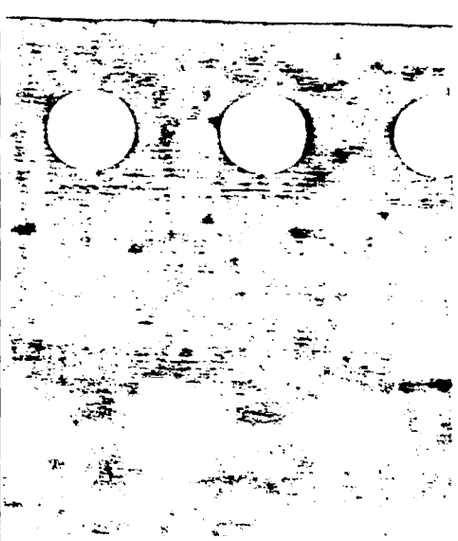
IDENTIF. & REFERENCE

94 JUL 19 PM 12:43

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3503 07/19 0101 03CHECK 336.45





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9411 PAGE 462

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 88500.00
				CON TX 327.45
				PRFEE 1.00
				WDEED 8.00
				TOTAL 336.45
				CHECK 336.45
			07/19/94 01	12:42 0001 8503

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72522

IDENTIFICATION REFERENCE

94 JUL 19 PM 12:43

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 815090