FILE #12888
FIRST TITLE AND ESCROW COMPANY, INC. **WARRANTY DEED**
FILE BOX 38

BOOK 9524 PG 348

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LEESA ANN LECLAIRE (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP 127
7711 Steeplechase Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 353 (STREET ADDRESS)	PARCEL 212
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Louisville, Kentucky 40201-0353 (CITY) (STATE) (ZIP)	FIELD BOOK 9d6969

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, JOHN A. REID, MARRIED AND BARBARA J. REID, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEESA ANN LECLAIRE, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 22 on the Plan of Section Two Saddle Ridge, as of record in Plat Book 5200, pages 366 and 367, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John A. Reid and wife, Barbara J. Reid by deed from Willie K. Davis and wife, Barbara T. Davis of record in Book 6963, page 403, said Register's Office. John A. Reid and Barbara J. Reid have since been divorced by Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 91D-3158, dated 12/7/93.

This conveyance is made subject to: (1) Restrictions of record in Book 5660, page 823; and (2) All matters appearing on the Plan of record in Plat Book 5200, page 367, said Register's Office.

Susan Diane Miller Reid, spouse of John A. Reid, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said John A. Reid.

IDENTIF. & REFERENCE 10178

94 NOV 18 AM 11:08
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

5354 11/18 0101 03CHECK 453.00

unimproved ( )
This is improved (XX property, known as 7711 Steeplechase Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of November, 19 94

John A. Reid
JOHN A. REID

Barbara J. Reid
BARBARA J. REID

Susan Diane Miller Reid
SUSAN DIANE MILLER REID

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 9524 PG 349

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA J. REID with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 16th day of November, 19 94.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John A. Reid and wife, Susan Diane Miller Reid, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 14th day of November, 1994.

Beth M. Brack
Notary Public

My Commission Expires:

6/10/97

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 1994.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

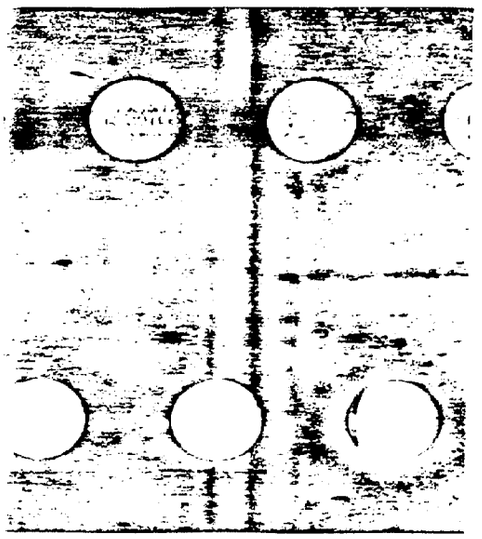
Notary Public

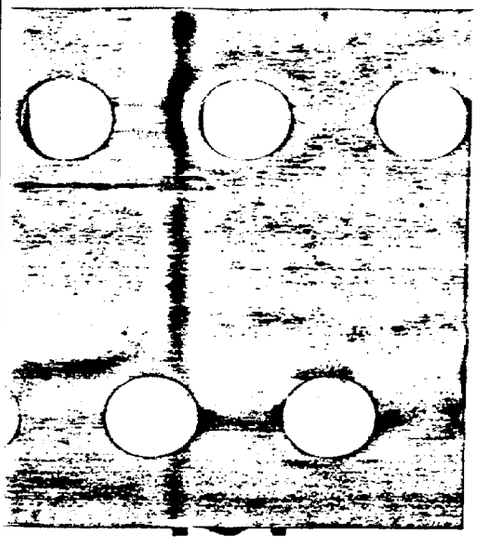
WARRANTY DEED

FROM JOHN A. REID AND BARBARA J. REID

TO LEESA ANN LECLAIRE

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9524 PG 350

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 120000.00
CON TX 444.00
PRFEE 1.00
WDEED 8.00
TOTAL 453.00
CHECK 453.00

11/13/94 01 11:08 0001 5354

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10178
IDENTIF. & REFERENCE

94 NOV 18 AM 11:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 855415