9611

BOOK 9611 PG 911

WARRANTY DEED

BOX #19B

#95-3-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Richard M. Little
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: September 1995
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
RICHARD M. LITTLE (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	MAP 043-13
212 Hickory Street (ADDRESS)	P. O. Box 2926 (ADDRESS)	PARCEL 305
Madison, TN 37115 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	FB #11D-49010

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, CHARLES EDWARD ARRINGTON, WILLIE MAY ARRINGTON POTTER, JERRY LEON ARRINGTON, AND CAROLINE ARRINGTON COFFEE, AS THE SOLE HEIRS AT LAW OF MYRTLE * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD M. LITTLE, AN UNMARRIED PERSON

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 Lots Nos. 37 and 38, Block "D", on the Final Plan of Crittenden Estates Subdivision, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 37 and 38 adjoin and front together 100 feet on the South side of Hickory Street (formerly known as Oak Street) and run back on the easterly line 141.5 feet and on the westerly line 153 feet to a dead line on which they measure 100 feet thereon.

BEING the same property conveyed to Mrs. Myrtle Arrington, by Deed from B. H. Woodard and wife, Annie M. Woodard, of record in Book 2804, Page 459, Register's Office for Davidson County, Tennessee. The said Mrs. Myrtle Arrington having since died.

THIS conveyance is subject to restrictive covenants of record in Book 1129, Page 521, and in Book 1725, Page 77, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THE HEREIN CONVEYED PROPERTY IS NOT THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

95 MAR -6 PM 12:34
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE 39568

unimproved ( )
This is improved (X) property, known as 212 Hickory Street, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*ARRINGTON, DECEASED

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 3rd day of March 19 95

Charles Edward Arrington
CHARLES EDWARD ARRINGTON, HEIR AT LAW OF MYRTLE ARRINGTON, DECEASED

Jerry Leon Arrington
JERRY LEON ARRINGTON, HEIR AT LAW OF MYRTLE ARRINGTON, DECEASED

Willie May Arrington Potter
WILLIE MAY ARRINGTON POTTER, HEIR AT LAW OF MYRTLE ARRINGTON, DECEASED

Caroline Arrington Coffee
CAROLINE ARRINGTON COFFEE, HEIR AT LAW OF MYRTLE ARRINGTON, DECEASED

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 CHARLES EDWARD ARRINGTON, WILLIE MAY ARRINGTON POTTER, JERRY LEON ARRINGTON, AND CAROLINE ARRINGTON COFFEE, AS THE SOLE HEIRS AT LAW OF MYRTLE ARRINGTON, DECEASED

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 Goodlettsville, Tennessee, this 3rd day of March, 19 95.

Commission expires September 16, 1995

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_____.

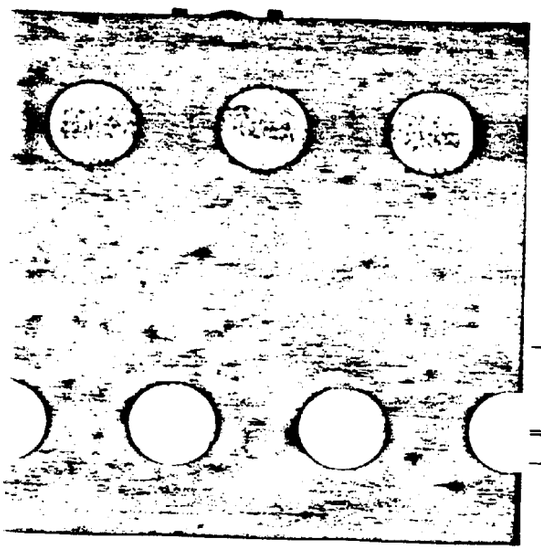
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My commission expires _____

Notary Public

7653 03/96 0101 03CHECK

164.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

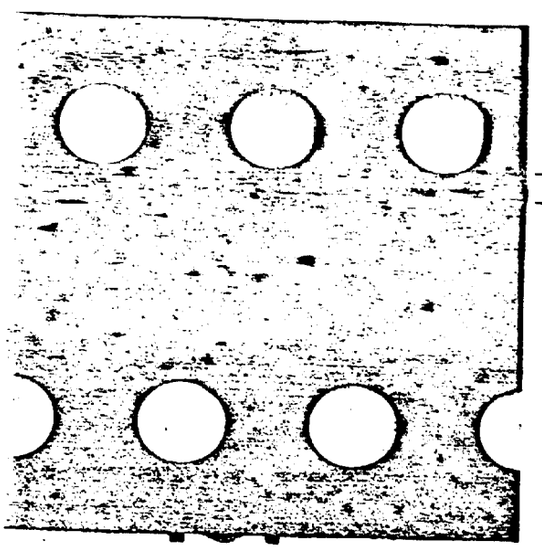
RECEIVED OF _____

FOR _____

BOOK 9611 PG 913

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	42000.00
CON TX	155.40
PRFEE	1.00
[illegible] BANK	8.00
TOTAL	164.40
CHECK	164.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39568
IDENTIF. ↑ REFERENCE

95 MAR -6 PM 12: 34

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

03/06/95 01 12:35 0001 7650

No. 887290