BOOK 9678 PG 803 Box 58 M

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May 19 95

Notary Public

MY COMMISSION EXPIRES: 11/30/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradford Craig Valentine (NAME)	First Federal Bank, FSB (NAME)	MAP 141-15C
6924 River Ridge Drive (ADDRESS)	4205 Hillsboro Road, Suite 101 (ADDRESS)	PARCEL 36
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37215 (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, George L. Lemon and wife, Bernice T. Lemon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bradford Craig Valentine and wife, Krin Lemon Valentine

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. 141 on the plan of Rolling River Estates, Phase 5, of record in Book 5800, page 33, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to George L. Lemon and wife, Bernice T. Lemon by deed from Mark M. Carter and wife, Phyllis C. Carter of record in Book 6887, page 764, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Declaration of covenants, conditions, and restrictions of record in Book 4788, page 950; Book 4871, page 640; Book 4892, page 671; Book 4892, page 679; Book 4892, page 689; Book 5855, page 605, said Register's Office.

The Plan of record in Book 5800, page 33, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from River Ridge Drive, a building envelope and a 10 foot easement for public utility and drainage purposes along the broken rear lines of said lot and a 2.5 x 25 foot utility anchor easement located on the northerly front corner of said lot.

3628 05/23 0101 03CHECK 471.50

unimproved ( )
This is improved (X) property, known as 6924 River Ridge Drive, Nashville, Tennessee 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 our hand s this 19th day of May 19 95

George L. Lemon

George L. Lemon

Bernice T. Lemon

Bernice T. Lemon

BOOK 9678 PG 809

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George L. Lemon and wife, Bernice T. Lemon

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 Franklin, Tennessee, this 19th day of May, 19 95.

Commission expires 11/30/97

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 _____.

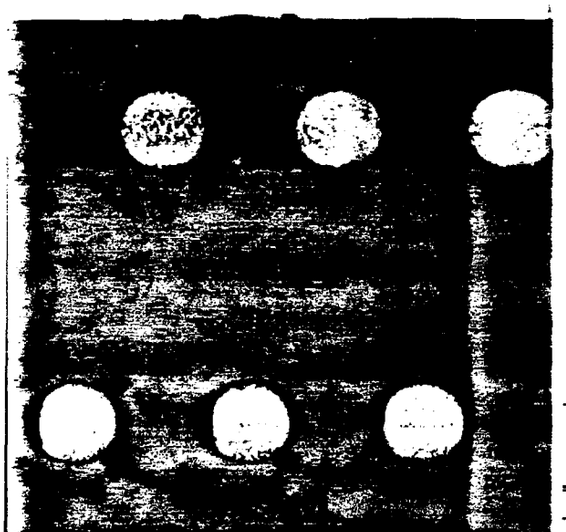
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

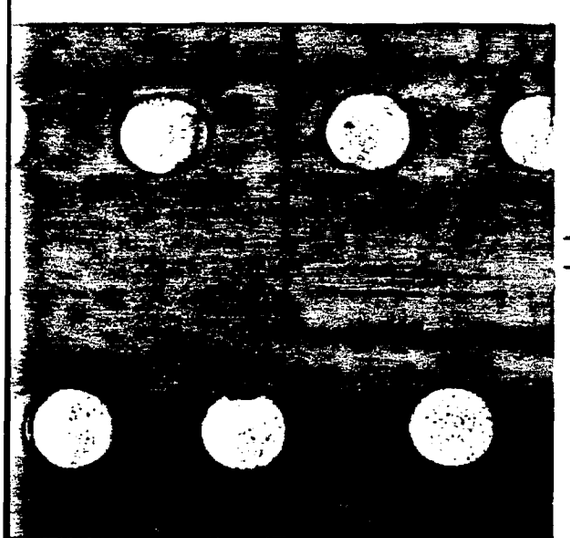
My commission expires _____

Notary Public

95 MAY 23 AM 10:27
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9678 PG 810

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	
				125000.00
			CON TX	462.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	471.50
			CHECK	471.50
05/23/95	01		10:28 0001	3628

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0063106
IDENTIF. ↑ REFERENCE

95 MAY 23 AM 10:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 912971