LOAN NO. 5500

FOR RECORDING PURPOSES

BOOK 9812 PG 1

LTIC File Number: 95-29727

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transaction is $104,000.00

Affiant

Subscribed and Sworn to before me, this the 29TH day of SEPTEMBER, 1995.

Notary Public

Commission Expires: 11-20-96

THIS INSTRUMENT WAS PREPARED BY
Lawyers Title Insurance Corporation
424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Shirley J. Richmond	Regions Bank of Tennessee	161-14B-240
240 Highland Villa Circle	P.O. Box 305171	
Nashville, Tennessee 37211	Nashville, Tennessee 37203-5171	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James P. LeBlanc, and wife, Bernadine B. LeBlanc,

HEREINAFTER CALLED THE **GRANTORS**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shirley J. Richmond

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 UNIT No. 240, on the plan of Highland Villa Condominiums, its Horizontal Property Regime having been established by the Master Deed of record in Book 7278, page 312, amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84, Book 8199, page 149, Book 8658, page 595 and Bock 8765, page 610, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to James P. LeBlanc, by Deed of Record in Book 9517, page 632, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

MASTER Deed and By-Laws, which contain restrictive covenants, liens and other matters of record in Book 7278, page 312, Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 531, Book 8131, page 95, Book 8173, page 84, Book 8199, page 149, Book 8658, page 595 and Book 8765, page 610, Register's Office for Davidson County, Tennessee.

THIS IS ( )IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS 240 Highland Villa Circle Nashville, Tennessee 37211
(HOUSE NUMBER) (STREET) (CITY) (STATE) (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. Whenever 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, this 29TH day of SEPTEMBER, 1995.

James P. LeBlanc

Bernadine B. LeBlanc

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

James P. LeBlanc, and wife, Bernadine B. LeBlanc,

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~XX~~THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on this the 29TH day of SEPTEMBER, 19 95.

Commission Expires: 11-20-96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within 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 upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

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

Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within 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 upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

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

Commission Expires: _____

Notary Public

95 OCT -2 AM 10:06
PLEX J. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

010684

1065 10/02 0101 03CHECK 393.50

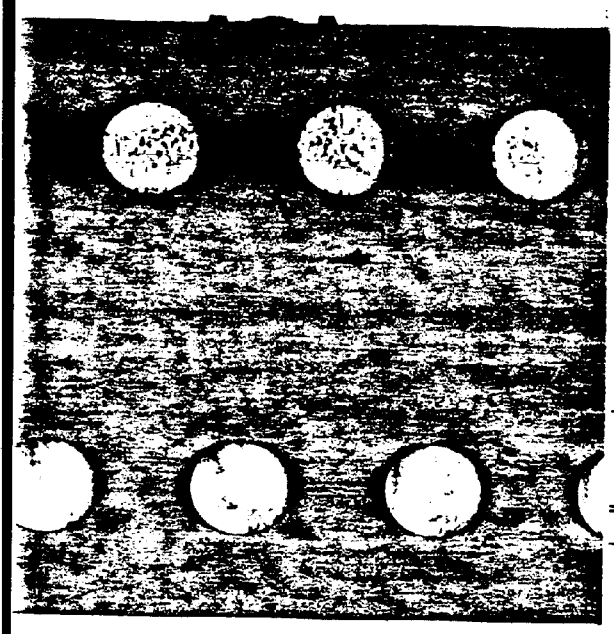
FURNISHED BY:
Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville TN 37219

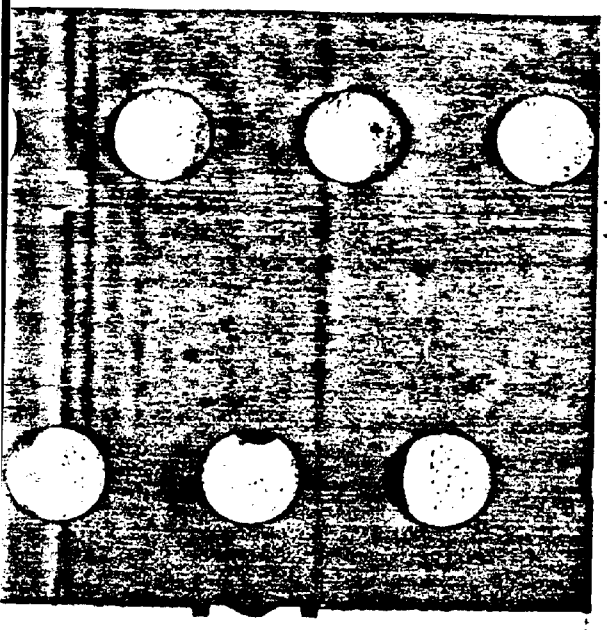
104 Woodmont Blvd., Suite 201
Nashville TN 37205

WARRANTY DEED

FROM:
JAMES P. LeBLANC

TO:
SHIRLEY J. RICHMOND





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

RECEIVED OF _____

FOR _____

BOOK 9812 PG 3

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
104000.00
CON TX 384.80
PRFEE 1.00
WDEED 8.00
TOTAL 393.80
CHECK 393.80
10/02/95 01 10:07 0001 1065

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0106841
IDENTIF. ↑ REFERENCE

95 OCT -2 AM 10: 06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959860