0146125

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 FEB -1 AM 11:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 37227
Dav. Co. File: Box 8

BOOK 9934 PG 629

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard P. Lechleiter, Jr. Katherine O. Lechleiter 725 Richfield Drive Nashville, Tn 37205	SAME

TAX MAP-PARCEL NUMBERS: 115-03-41 08DZ 48720

WARRANTY DEED

3459 02/01 0101 03CHECK 654.65

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daryl J. Brand and spouse, Myra L. Sanderson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard P. Lechleiter, Jr. and spouse, Katherine O. Lechleiter,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 168 on the Plan of Brook Meade, Section V, of record in Book 2133, page 102, said Register's Office.

SAID Lot No. 168 fronts 126 feet on the southwesterly margin of Richfield Drive and extends back 368.2 feet on the northwesterly line and 401.3 feet on the southeasterly line to a dead line in the rear, measuring 127.4 feet thereon.

BEING the same property conveyed to Daryl J. Brand and Myra L. Sanderson, both unmarried, as joint tenants with the right of survivorship, by deed from Charles R. Coats, Jr., an unmarried person, of record in Book 8098, page 641, said Register's Office. The said Daryl J. Brand and Myra L. Sanderson have since married.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 725 Richfield Drive, Nashville, Tn 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of January, 1996.

Daryl J. Brand

Myra L. Sanderson

State of Tennessee
County of Davidson

BOOK 9934 PG 630

On this 31st day of January, 1996, before me the undersigned authority, personally appeared **Daryl J. Brand** and **Myra L. Sanderson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/99

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 174503.00

Richard P. Talbot Jr.

Affiant

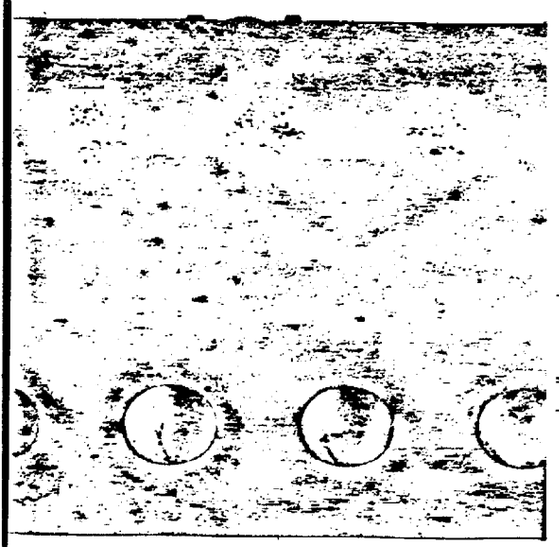
Sworn and subscribed before me on the 31st day of January, 1996.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/99

My Commission Expires: _____

Notary Public

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



RECEIVED OF _____

FOR _____

BOOK 9934 PG 631

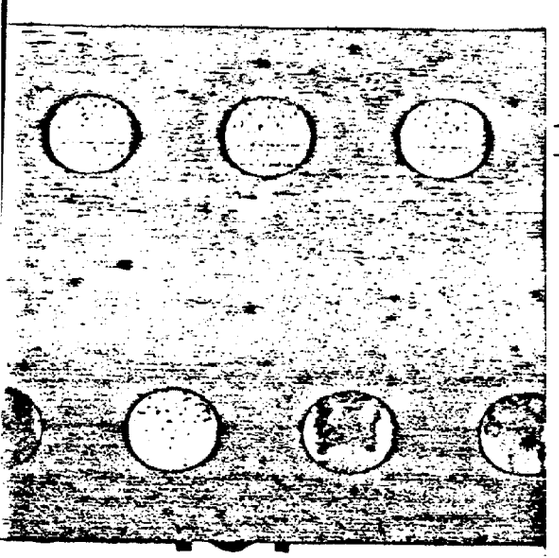
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
174503.00
CON TX 645.65
PRFEE 1.00
WDEED 8.00
TOTAL 654.65
CHECK 654.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/01/96 01 11:18 0001 3459



0146125
IDENTIF. ↑ REFERENCE

96 FEB -1 AM 11:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001701