BOOK 9939 PG 38

STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 19 96

Notary Public

MY COMMISSION EXPIRES 2-8-98

Mail

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Caroline A. Allen (NAME)	Leader Federal Bank for Savings (NAME)	16-0-222.00
7020 Lama Terra Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	

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, Robert H. Old and wife, Nancy Old

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Caroline A. Allen, unmarried

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

(Continued)

The above legal description is the same as that contained in the previous deed of record.

Subject to any and all plats, easements, restrictions, and other matters of record.

It is expressly understood that the building size requirements set forth in the restrictive covenants for Ridgeview, Section Two, Phase Two, of record in Book 7484, Page 166, and Book 7527, Page 749, Register's Office for Davidson County, Tennessee, shall be applicable to the subject property as covenants running with the land for the terms of said restrictive covenants for Ridgeview, Section Two, Phase Two.

unimproved ( )
This is improved (XX) property, known as 7020 Lama Terra Court (House Number) (Street) Goodlettsville, TN 37072 (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. 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 our hand(s) this 2nd day of February, 19 96

Robert H. Old

Nancy Old

STATE OF TENNESSEE
COUNTY OF SUMNER }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert H. Old and wife, Nancy Old

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 Gallatin, Tennessee, this 2nd day of February, 19 96.

Commission expires 9-21-96

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) as such _____
(they)

and _____, being authorized so to do, executed 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_____.

Commission expires _____

Notary Public

BOOK 9939 PG 39

WARRANTY DEED

FROM

TO

Furnished by:

Enter legal description (continued)
Land in Davidson County, Tennessee, described according to a survey by William Marlin Keel, dated November 25, 1987, as follows:

BEGINNING at a concrete monument in the cul-de-sac at the end of Lama Terra Court, said monument being the southwest corner of Lot No. 27 in the Plan of Ridgeview Estates, Section 2, Phase 2; thence South 84 degrees 49 minutes 00 seconds East, 40.00 feet to a concrete monument; thence with the southerly boundary of Lot 27, North 56 degrees 31 minutes 33 seconds East, 300.68 feet to a concrete monument; thence, South 33 degrees 37 minutes 42 seconds East 400.00 feet to an iron pin; thence, South 82 degrees 31 minutes 45 seconds East, 113.46 feet to an iron pin; thence, South 01 degrees 51 minutes 51 seconds West, 365.39 feet to an iron pin; thence North 82 degrees 31 minutes 45 seconds West, 141.00 feet to an iron pin on the east edge of a small lake; thence, crossing the lake, North 59 degrees 51 minutes 59 seconds West, 248.39 feet to an iron pin; thence North 36 degrees 45 minutes 32 seconds West, 464.58 feet to an iron pin in the cul-de-sac at the end of Lama Terra Court; thence with a curve to the left (I is 48 degrees 03 minutes 45 seconds; R is 50 feet) a distance of 41.94 feet to the point of beginning, containing 5.49 acres, more or less.

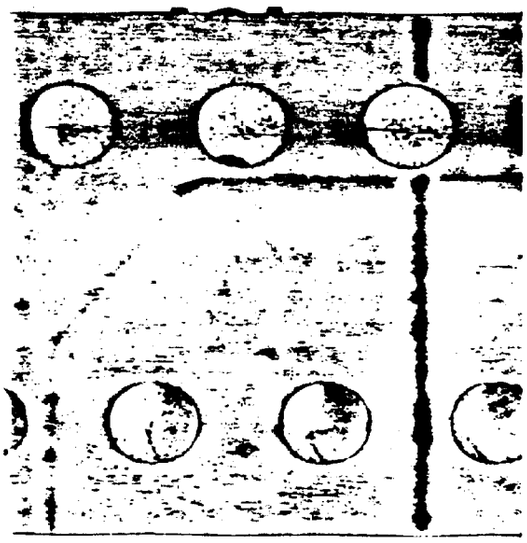
Being the same property conveyed to Robert H. Old and wife, Nancy Old, by Deed of Record in Book 7533, Page 630, Register's Office for Davidson County, Tennessee.

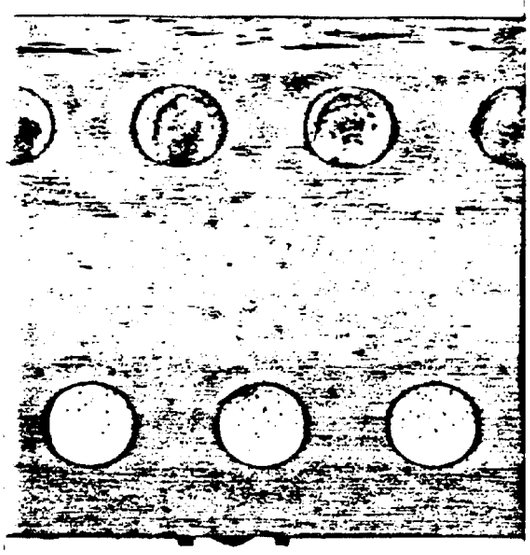
BOOK 9939 PG 40

0147571
IDENTIF. & REFERENCE

96 FEB -6 AM 9:11
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

5001 02/06 0101 03CHECK 649.03





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

RECEIVED OF _____

FOR _____

BOOK 9939 PG 41

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
171900.00
CON TX 636.03
PRFEE 1.00
WDEED 12.00
TOTAL 649.03
CHECK 649.03
02/06/96 01 09:16 0001 5001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0147571
IDENTIF. ↑ REFERENCE

96 FEB -6 AM 9:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1003226