File 13624
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

9941 pg 177

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARY CAROLYN ROBERTS (NAME)	NEW OWNER (NAME)	Map 103-10
703 Canebrake Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 50
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B 8DA57735

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, RICHARD PRICE LECHLEITER, JR. AND WIFE, KATHERINE ANN OLKER LECHLEITER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY CAROLYN ROBERTS , unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 65 on the Plan of Section 4 Brookside Courts Addition No. 4, as of record in Plat Book 2083, page 59, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard Price Lechleiter, Jr. and Katherine Ann Olker, both unmarried by deed from Marshall Morgan and wife, Nancy Montgomery of record in Book 6154, page 590, said Register's Office. Richard Price Lechleiter, Jr. and Katherine Ann Olker having since married and Katherine Ann Olker now being known as Katherine Ann Olker Lechleiter.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 2083, page 59, said Register's Office.

011816 9

IDENTIFICATION REFERENCE

96 FEB -7 AM 11:40

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3627 02/07 0101 03CHECK 519.60

This is improved (XX) unimproved ( ) property, known as 703 Canebrake Drive, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of January, 19 96

Richard Price Lechleiter Jr.
RICHARD PRICE LECHLEITER, JR.

Katherine Ann Olker Lechleiter
KATHERINE ANN OLKER LECHLEITER

9941-178

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD PRICE LECHLEITER, JR. AND WIFE, KATHERINE ANN OLKER LECHLEITER

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of January, 19 96

My commission expires 11/20/96 Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Mary Carolyn Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 19 96

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

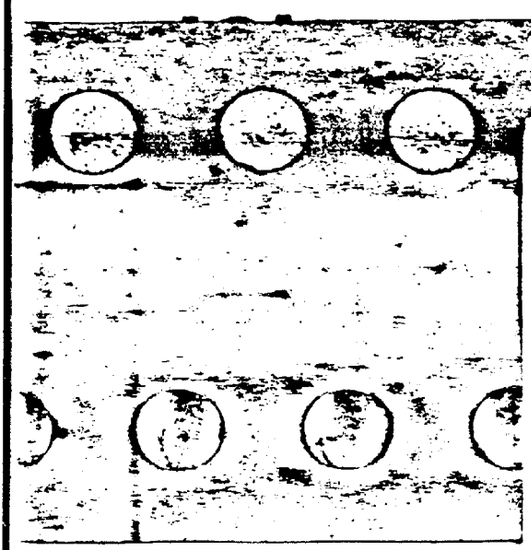
Notary Public

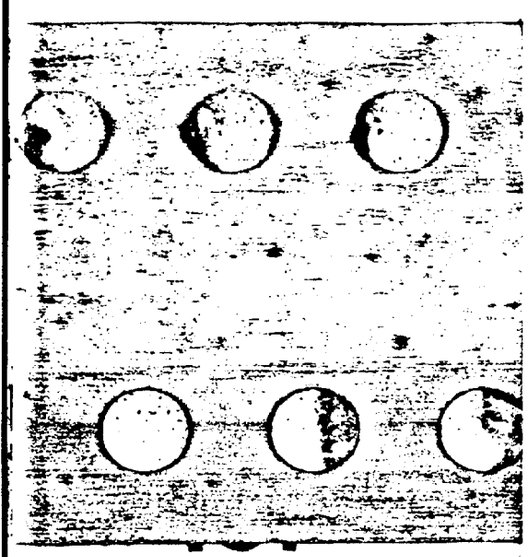
WARRANTY DEED

FROM RICHARD PRICE LECHLEITER, JR. AND WIFE, KATHERINE ANN OLKER LECHLEITER

TO MARY CAROLYN ROBERTS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9941 PG 179

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 138000.00
CON TX 510.60
PRFEE 1.00
WDEED 8.00
TOTAL 519.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 519.60

02/07/96 01 11:42 0001 5627

0148169
IDENTIF. / REFERENCE

96 FEB -7 AM 11:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1003847