WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON 9997 PG 168
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: 1/29/2000
(AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUCLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 1/29/2000

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger D. Richardson, Jr. (NAME)	Leader Federal Bank for Savings (NAME)	91-05-232
631 Nashua Lane (ADDRESS)	158 Madison Avenue (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Memphis, TN 38138 (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, Clarence M. Dunn and wife, Carene A. Dunn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger D. Richardson, Jr. and wife, Kathy C. Richardson

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, TN, being Lot No. 26 on the Plan of Section 2, Mosswood Heights, of record in Book 4175, Page 155, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clarence M. Dunn and wife, Carene A. Dunn, by deed from James L. Etheridge, unmarried, of record in Book 5438, Page 261, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions in Book 4469, page 735, and all matters on the plan of record.

0165784
IDENTIF. ↑ REFERENCE

96 APR -1 AM 10:27
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

[illegible] 275.03

unimproved ( )
This is improved (X) property, known as 631 Nashua Lane, Nashville, TN 37209
(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 29th day of March 19 96

Clarence M. Dunn

Carene A. Dunn

Carene A. Dunn

BOOK 9997 PG 169

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 Clarence M. Dunn and wife, Carene A. Dunn

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 Brentwood, Tennessee, this 29th day of March, 19 96.

Commission expires 1/29/2000

Notary Public

ELIZABETH SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 1/29/2000

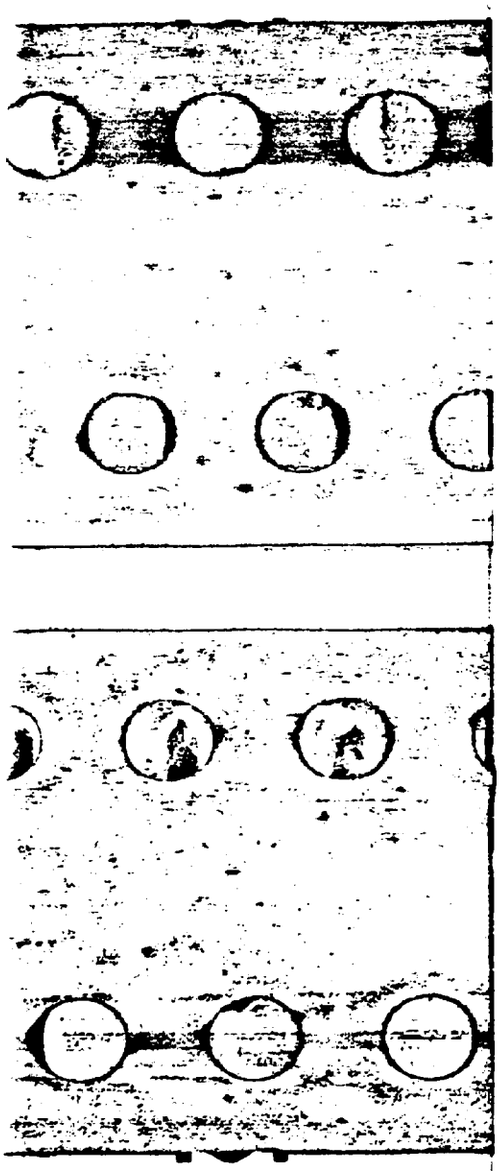
STATE OF TENNESSEE
COUNTY OF

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



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

RECEIVED OF _____

FOR _____

BOOK 9997 PG 170

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 71700.00
				CON TX 266.03
				PRFEE 1.00
				WDEED 8.00
				TOTAL 275.03
				CHECK 275.03
			04/01/96 01	10:29 0001 4529

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165784
IDENTIF. ↑ REFERENCE

96 APR -1 AM 10: 27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1022536