BOOK 10231 PG 668

STATE OF TENNESSEE
COUNTY OF Sumner

1871-H

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ 57,657.38

Samuel A. Stratton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October, 19 96.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 23, 2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 109-F Walton Ferry Road, Hendersonville, TN 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel A. Stratton	Leader Federal Bank for Savings	052-05-256.00
(NAME)	(NAME)	
4506 Helmwood Drive	P.O. Box 1860	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37216	Memphis, TN 38101-1860	
(CITY) (STATE) (P.O. ZIP)	(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, Ricky G. Lain, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel A. Stratton and wife, Nancy E. Stratton

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:

See exhibit A attached hereto and made a part hereof.

0238192
IDENTIF. & REFERENCE

96 OCT 21 PM 12:35
FELIX Z. HILSCHER REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 1028-1030 Red Bud Terrace, Madison, TN 37115

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 his hand this 17th day of October, 19 96.

Ricky G. Lain

1871-H

BOOK 10231 PG 669

STATE OF TENNESSEE
COUNTY OF Sumner

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

Ricky G. Lain, Unmarried

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ____he_____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 17th day of October, 19 96.

My commission expires _____

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT 23, 2000

228 10/21 0101 03CHECK 289.

File No.: 1871-H

BOOK 10231 PG 670

ATTACHMENT

Land in Davidson County, Tennessee, being Lot 3 on the Resubdivision of Lots 10 and 11, on the Plan of Red Bud Terrace, as of record in Book 6050, page 195, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Ricky G. Lain, Unmarried by deed from Richard Lain and wife, Linda Lain, filed of record in Book 8396, page 801, Register's Office for Davidson County, Tennessee; also acquired by instrument of record in Book 8194, page 266, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

As further consideration, the Grantees herein do hereby agree to assume the existing unpaid indebtedness owed thereon, which is of record in Book 7233, page 161, re-recorded in Book 7310, page 237, Register's Office for Davidson County, Tennessee, and do promise to pay the same and hold the Grantors harmless therefrom.



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

RECEIVED OF _____

FOR _____

BOOK 10231 PG 671

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 74657.38
				CON TX 276.24
				PRFEE 1.00
				WDEED 12.00
				TOTAL 289.24
				CHECK 289.24
			10/21/96 01	12:41 0001 2228

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02381 92
IDENTIF. # REFERENCE

96 OCT 21 PM 12:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1079222

No. [redacted]