ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Gary P. Leedham, etux	Federated Finanacial Mortgage Corp.	75-11-113
(NAME)	(NAME)	
4328 Baton Rouge Drive	1000 Circle 75 Parkway Suite 700	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37076	Atlanta, Georgia 30339	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ~~($10.00)~~ DOLLARS

Cash in hand paid by the hereinafter named grantees and other good and valuable considerations, the receipt of which is hereby acknowledged,

JUL 18 CONV 44,000.00
JUL 18 S TAX B* 114.40
JUL 18 PRFEE B* .50
JUL 18 WDEED B* 4.00 * 118.90

We, Joe T. Batson and wife Suzanne T. Batson have bargained and sold, and by these presents do transfer and convey unto the said Gary P. Leedham and wife Linda A. Leedham

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot NO. 72 on the Plat of Highlands of Tulip Grove, Section 4, of record in Plat Book 4860, page 80, Register's Office for said County, to which plan of specific reference is made herein for a complete description of metes and bounds.

Said Lot NO. 72 fronts 109.24 feet on the westerly margin of Baton Rouge Drive, and extends back between parallel lines 155.0 feet on the northerly line, and 154.77 feet on the southerly line to a line on the rear on which it measures 62.33 feet.

Being the same property conveyed to Joe T. Batson and wife, Suzanne T. Batson, by deed from Martin R. Bubis, Trustee, with full power to mortgage, sell, convey and encumber without joinder of any third party beneficiary, of record in Book 5034, page 795, Ragister's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 4328 Baton Rouge Drive Nashville, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (Zip Code)

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 hands this 17th day of July, 1978.

Joe T. Batson

Suzanne T. Batson

BOOK 5312 PAGE 343

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Joe T. Batson and wife Suzanne T. Batson

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 1978.

My commission expires 7-30-80 Notary Public Rick M. Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in Nashville, Tennessee, this ____ day of July, 1978.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 44,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Larry P. Leslie

Sworn to and subscribed before me this 28th day of July, 1978.

My commission expires 7-30-80 Notary Public Rick M. Johnson

This instrument was prepared by:

Name	Address
Rick M. Johnson	Suite 1112 Parkway Towers Nashville, Tn. 37219

WARRANTY DEED

FROM

TO

E. 7. 7. 2. 6. 0.

IDENTIF. REFERENCE

JUL 18 9 48 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219