ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Michael G. Gaffney (NAME)	New York Guaranty Company (NAME)	75-11-113
4328 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 775 (STREET ADDRESS)	
Nashville, TN. 37076 (CITY) (STATE) (ZIP CODE)	Hempstead , NY. 11551 (CITY) (STATE) (ZIP CODE)	BOOK 5834 PAGE 896

WARRANTY DEED

For and in consideration of the sum of TEN AND No/100 ($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 including the assumption of a certain Deed of Trust of record in Book 5312, page 344, Register's Office for Davidson County, Tennessee, to secure to Federated Financial Mortgage Corporation, the principal original amount of $42,300.00, payable as therein specified.

GARY P. LEEDHAM and wife, LINDA A. LEEDHAM have bargained and sold, and by these presents do transfer and convey unto the said MICHAEL G. GAFFNEY and wife, ELIZABETH W. GAFFNEY

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 Gary P. Leedham and wife, Linda A. Leedham by deed from Joe T. Batson and wife, Suzanne T. Batson, of record in Book 5312, page 342, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record as of record in Register's Office for said County.

This is improved (X) unimproved ( ) property, known as 4328 Baton Rouge Drive (House Number) (Street)

Nashville, Tennessee 37076 (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 28th day of December, 1981.

X Gary P. Leedham
GARY P. LEEDHAM

Linda A. Leedham
LINDA A. LEEDHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary P. Leedham and wife, Linda A. Leedham

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

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 19 81

My commission expires ~~7/21/84~~ Jan. 20, 1985 Notary Public Peter E. Lynch

STATE OF TENNESSEE
COUNTY OF _____

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 _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

57,922.64

The actual consideration for this transfer or value of property (whichever is greater) is $ 58,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

X Michael C Gaffney

Sworn to and subscribed before me
this 29 day of December, 1981.

My commission expires 7/21/84 Notary Public Rick M. Johnson

File This instrument was prepared by:

Rick M. Johnson, Suite 200, 430 Third Ave., No., Nashville, TN. 37201

Name | Address

4958 12/28 137.50 CHECK

WARRANTY DEED

FROM

Gary P. Leedham and wife,
Linda A. Leedham

TO

Michael G. Gaffney and wife,
Elizabeth W. Gaffney

Pioneer National Title Insurance Company
Public Square Building
341 4th Avenue North
NASHVILLE, TENNESSEE 37219

DAVIDSON COUNTY, TENN.
FELIX Z WILSON II REGISTER

DEC 29 2 16 PM '81

IDENTIF. REFERENCE

PREPARED BY:
Rick M. Johnson, Atty.
Suite 200, 430 Third Ave. No.
Nashville, TN. 37201
244-1568

G 73474

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			57922.64- CO	
			150.54 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 157.04-	
4958A	12/29/81	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 73474

IDENTIF. REFERENCE

DEC 29 2 16 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 859796