FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF May 1983

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

BOOK 8071 PAGE 438

THIS INSTRUMENT WAS PREPARED BY T.N. 37512
Walt, Dyer and James, Attys. Suite C-301 2002 Richard Jones Rd. Nash.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy H. Lehning (NAME)	Leader Federal Savings & Loan Assoc. (NAME)	72-15-28
1427 Porter Road (STREET ADDRESS OR ROUTE NUMBER)	P O Box 2926 (STREET ADDRESS)	83-3-108
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	15DA-34735 15DA-34736

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, T. Fowler Akin and Vera D. Akin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy H. Lehning and Howell W. Lehning Jr.

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, Tennessee being part of the property conveyed to T. Fowler Akin and Wife, Vera D. Akin by deed from Robert M. Locke of record in Book 5894, page 329, said Register's Office for Davidson County, Tennessee See the atached schedule for the Legal Description.

This is unimproved ( ) improved ( ) property, known as 1427 Porter Road (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37206 (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 11th day of May, 1983

T. Fowler Akin

Vera D. Akin

T. Fowler Akin

Vera D. Akin

STATE OF TENNESSEE
Davidson County

BOOK 6071 PAGE 439

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named T. FOWLER AKIN and VERA D. AKIN

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 11 day of May 19 97

Commission expires 4-17-97

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
T. Fowler Akin and Vera D. Akin

TO
Timothy H. Lehning and Howell W.

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215
Phone: (615) 297-0925

A tract of land in Davidson County, Tennessee known as Tract II on Earl Drake Survey Of September 21,1922.
Beginning at an iron pin in the easterly margin of Porter Road, said pin being the northwesterly corner of Tract I described above; thence with easterly margin of Porter Road N 27 deg. E 120.0 feet to an iron pin; thence S 87 Deg. 00' E 129.0 feet to a pin; thence S 10 deg. 00' W 100 feet to a post; thence S 81 deg. 30' W 27.0 feet to a stake; thence S 9 deg. 00' W 62.0 feet to a stake; thence N 64 deg. 15' W 141.0 feet to the point of beginning.

There is included in Tract II an ingress and egress easement to Tract I and more particularly described as follow:

Beginning at an iron pin located in the eastern R.O.W. margin of Porter Road, said pin also being on the common line between Tract I & II; thence with said R.O.W. n. 27 deg. E 25 feet to a point; thence S 54 deg. 09' 27" E 172.67 feet to a point in the common line between Tract I & II; thence with said line N 64 deg. 15' W 141 feet to the point of beginning.

H 52727

IDENTIF. REFERENCE

JUN 8 10 03 AM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

3409 06/08 113.83- BOOK

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6071 PAGE 441

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

40000.00- CO
104.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 113.50-
3406A06/06/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5.2 7-2 7-

IDENTIF. REFERENCE

JUN 0 10 03 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 954726