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FILE BOX 3

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Deborah P. Buford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF March, 1986.

Notary Public

MY COMMISSION EXPIRES: 4-24-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attys. Suite 130 One Burton Hills Blvd. Nash., TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah P. Buford (NAME)	Financial Federal Savings Bank (NAME)	116-3-F
248 Westchase Drive (STREET ADDRESS OR ROUTE NUMBER)	2 Hill Street (STREET ADDRESS)	48 CO
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Athens, TN 37303 (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, Leader Enterprises, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah P. Buford

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:

Being land in Davidson County, Tennessee, being more particularly described as follows:

Being Unit 248, on the Plan of Westchase Condominiums, Phase II as of record in Book 6250, page 43, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Leader Enterprises, Inc., by deed from Westchase, Joint Venture, a joint venture composed of G.T.S., Inc., and Leader Enterprises, Inc. of record in Book 6539, page 970, said Register's Office for Davidson County, Tennessee.

88300

IDENTIFICATION REFERENCE

APR 3 8 12 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 248 Westchase Drive; Nashville, Tennessee 37205
(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 my hand this 28th day of March, 1986

Leader Enterprises, Inc., BY: Kirk Bailey, President

STATE OF TENNESSEE
Davidson County

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

_____

_____

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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kirk Bailey and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) (themselves) to be the President and _____ respectively of the Leader Enterprises, Inc. the within named bargainor, a corporation, and that (he) as such President and _____ (they) being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Kirk Bailey as such president, and attesting the same by the said ~~President~~ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 27 day of March, 19 86.

My commission expires 7-14-87 _____
Notary Public

WARRANTY DEED

FROM

TO

Prepared by:
WALT, DYER & JAMES, Attorneys
Suite 130
One Burton Hills Boulevard
Nashville, Tennessee 37215
Phone: (615) 665-1150

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6819 PAGE 914

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
			240000.00-	CAMT.
			322.40	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 328.90-
			9241-A04/03/86	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88300

IDENTIFICATION REFERENCE

APR 3 8 12 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 233413