BOOK 6839 PAGE 490 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,900.00

Donna Markle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April, 19 86.

Notary Public

MY COMMISSION EXPIRES: 4-24-87

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rex Edwin Garton, Jr. (NAME)	Leader Federal Mortgage, Inc. (NAME)	5D-18701
5821 Labrador Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 275 (STREET ADDRESS)	172-0-83
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101-0275 (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, Philhall Corp., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rex Edwin Garton, Jr. and wife, Sandra Hassell Garton

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 Lot No. 8 on the Plan of Hunters Branch, resub of lots 7&8 Section One, of record in Book 6250, Page 679, said Register's Office, to which reference is hereby made for a more complete and accurate legal descrition.

BEING a part of the same property conveyed to Philhall Corp., a Tennessee Corporation by deed from Hunter's Branch Development, Inc., a Tennessee Corp. of record in Book 6612, Page 887, said Register's Office for Davidson County, Tennessee.

95107

IDENTIFICATION REFERENCE

APR 28 8 35 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 5821 Labrador Lane, Antioch, Tennessee 37013
(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 18th day of April, 19 86

Philhall Corp

By

BOOK 6839 PAGE 491

STATE OF TENNESSEE
Davidson County

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 TIMOTHY J. FERGUSON and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the vice president and _____ respectively of the Philhall Corp., a Tennessee corporation the within named bargainor, a corporation, and that (he) as such vice 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 TIMOTHY J. FERGUSON as such vice president, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 18th day of April, 19 86.

My commission expires 11-14-87

_____
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 6839 PAGE 492

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
			76500.00-	CAITY
			199.54	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	206.44-
			7350A04/28/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95107

IDENTIFICATION REFERENCE

APR 28 8 35 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241333