Mail Walt, Dyer & James

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Robin Weakley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 1986.

Emily B. Stroble
Notary Public

MY COMMISSION EXPIRES: 7-18-88

(AFFIX SEAL)

STATE OF TENNESSEE LAW

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard LaDon Baltimore (NAME)	Leader Federal Mortgage, Inc. (NAME)	BM-9916
4414 Chickering Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 275 (STREET ADDRESS)	144-6-7
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 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, Orris E. Philpot, Jr. and wife, Sally M. Philpot

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard LaDon Baltimore and wife, Anita W. Baltimore

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:

BOOK 6858 PAGE 544

Land in Davidson County, Tennessee, described as follows:

Being part of Lot No. 2 on the Plat of resubdivision of the south part of Block "I" in the Belle Meade Second Subdivision, as of record in Book 974, page 12, Register's Office for said County described according to a survey by Barge, Waggoner and Sumner revised June 9, 1970, as follows: Beginning at an iron pin in the northeast margin of Chickering Lane, the common corner of Starkey Duncan property and property of W. Gregory Quick and wife; thence with the Quick line north 40 deg. 59' east 422.17 feet to the southwesterly corner of the property conveyed by Starkey Duncan and wife, to Willis S. Graham and wife, by deed of record in Book 4427, page 761, said Register's Office; thence south 49 deg. East 290.76 feet to the southeasterly corner of said property conveyed by Starkey Duncan and wife, to Willis S. Graham and wife; thence south 40 deg. 46' West 489.57 feet to an iron pin in the easterly margin of Chickering Lane and thence with the east margin of Chickering Lane North 36 deg. 15' West 300 feet to the point of beginning.

Being the same property conveyed to Orris E. Philpot, Jr. and wife, Sally M. Philpot by deed from Patricia M. Gamble and husband, Joe R. Gamble of record in Book 5472, page 758, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 4414 Chickering Lane, Nashville, TN 37215
(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 their hands this 28th day of April, 19 86

Orris E. Philpot, Jr.

Sally M. Philpot

4697

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ~~Orris E. Philpot, Jr.~~ Kathleen M. Barker, a Notary Public in and for said County and State, the within named Orris E. Philpot, Jr. and wife, Sally M. Philpot

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ Atlanta GA Tennessee, this 28th day of April 1986.

Commission expires Notary Public, Georgia State at Large My Commission Expires July 19, 1988

Kathleen M. Barker
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

Orris E. Philpot, Jr. and wife,
Sally M. Philpot

TO

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN
'86 MAY 8 AM 9 01

IDENTIFICATION REFERENCE

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37208

80310

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6858 PAGE 546

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

40000.00- CAMT.
1040.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 1046.50-
4697A05/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01308

IDENTIFICATION REFERENCE

MAY 16 8 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 248502