PREPARED BY: Joe N. Hopper, Attorney
P. O. Box 84
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $75,500.00

William A. Broughton
Affiant

Subscribed and sworn to before me this 23rd day of May, 1986.

NOTARY PUBLIC
My Commission Expires 4-27-88

ADDRESS NEW OWNER:

Lawrence H. Leake Et Ux
731 Tobylynn Drive
Nashville, Tennessee 37211

SEND TAX BILLS:

Third National Mortgage
Same as before
Box 2625
Nashville, TN 37219
MAP: 161-6
PARCEL: 213 #6DU 74702

WARRANTY DEED

In consideration of $10.00 and other good and valuable consideration, WILLIAM A. BROUGHTON and wife, EMILY ANN BROUGHTON, Grantors, do convey all of their right, title and interest to the hereinafter described property to LAWRENCE H. LEAKE, and wife, MADELYN M. LEAKE, Grantees. Said property conveyed herein is described as follows:

> LAND in the Sixth Civil District of Davidson County, Tennessee, described as follows:
>
> BEING Lot No. 159 as shown on the Plan of Huntington Park, Section Two, of record in Book 4175, page 108, Register's Office for said County.
>
> SAID Lot No. 159 fronts 91.00 feet on the southwesterly side of Tobylynn Drive, and runs back between lines 135.20 feet along its northwesterly line, and 142.00 feet along its southeasterly line, to a line in the rear on which it measures 67.66 feet.
>
> BEING the same property conveyed to Helen Kaye Freels by deed from Ronald Lynn Clark, et ux Judith Clark, of record in Book 5333, page 268, Register's Office for Davidson County, Tennessee.
>
> BEING also the same property conveyed to William A. Broughton and wife, Emily Ann Broughton by deed from Helen Kaye Freels, a single person, of record in Book 5832, page 921, Registers Office for said County.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a First Mortgage Deed of Trust to Third National Mortgage, of record in Book 5333, Page 270, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging

to the said, LAWRENCE H. LEAKE, and wife, MADELYN M. LEAKE, 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 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.

WILLIAM A. BROUGHTON

EMILY ANN BROUGHTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, WILLIAM A. BROUGHTON and wife, EMILY ANN BROUGHTON, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they have executed the hereinabove instrument for the purposes therein stated. Witness my hand, at office, this 23 day of May, 1986.

NOTARY PUBLIC

My Commission Expires:

0 4 9 2 6

IDENTIFICATION REFERENCE

MAY 29 8 35 AM '86

FELIX T. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6869 PAGE 595

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
			75[illegible]- CONT.	
			196.3[illegible] MTAX	
			.5[illegible] MTGE	
			6.00 [illegible]	
			[illegible]	202.30-
			DS46A05/85/86 [illegible]	.0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0: 4 9: 2 6:

IDENTIFI REFERENCE

MAY 29 8 35 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 252659