BOOK 6876 PAGE 767

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,750.00

Coy David Morgan by Diana Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 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
Coy David Morgan (NAME)	Leader Federal Mortgage, Inc. (NAME)	9DZ-72934
608 Harpeth Trace Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 275 (STREET ADDRESS)	143-2A-7
Nashville, Tennessee 37221 (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, Y & F Builders, a Tennessee partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Coy David Morgan and wife, Diana Morgan

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. 7 on the Plan of Harpeth Trace Estates, Phase 3, of record in Book 5200, Pages 751, 752, 753, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Y & F Builders, a Tennessee partnership by deed from John R. Beesley, III, Trustee of record in Book 6532, Page 335, said Register's Office for Davidson County, Tennessee.

07140

IDENTIFICATION REFERENCE

Jun 4 10 25 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

This is unimproved (x) improved ( ) property, known as 608 Harpeth Trace Drive, Nashville, Tennessee 37221
(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 30th day of May, 19 86

Y & F BUILDERS

By Fred Yazdian, Partner

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6876 768

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 Fred YAZDIAN and _____ with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (themselves) to be the PARTNER and _____ respectively of the Y & F Builders, a Tennessee partnership the within named bargainor, a ~~corporation~~ partnership, and that (he) (they) as such partner and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ partnership by the said FRED YAZDIAN as such partner, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 30th day of May, 19 86.

My commission expires 4-14-87

_____
Notary Public

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

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 _____

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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

168750.CO- CAMT.
438.62 CSTAX
.50 PRFE
6.00 WDEED
CHECK 445.12-
1434A06/04/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07140

IDENTIFT REFERENCE

JUN 4 10 25 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 255098