FORM NO. WD-1

BOX 10

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,900.00.

Russell S. Boguskie, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June 19 86

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

BOOK 6889 PAGE 260

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Russell S. Boguskie, Jr. et ux (NAME)	The Leader Mortgage Company (NAME)	11D 90676
1309 Sioux Terrace (STREET ADDRESS OR ROUTE NUMBER)	1015 Euclid Avenue (STREET ADDRESS)	053-09-0
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Cleveland, OH 44115 (CITY) (STATE) (ZIP)	007.00

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, Brad William Hornsby, Executor of the Estate of Vida D. Hornsby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell S. Boguskie, Jr. and wife, Sue M. Boguskie

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. 87 on the plan of Sequoia Valley, Section 2, of record in Book 3700, page 114, Register's Office for said County.

Said Lot No. 87 fronts 98.1 feet on the easterly margin of Sioux Terrace and extends back 137.4 feet on the northerly line and 143.3 feet on the southerly line to a dead line in the rear, measuring 115.7 feet thereon.

Being the same property to William P. Hornsby and wife, Vida D. Hornsby by deed from Ronald E. Schmale and wfe, June M. Schmale of record in Book 4635, page 120, said Register's Office; William P. Hornsby having predeceased Vida D. Hornsby, and Vida D. Hornsby having since died leaving a will of record in Probate File No. 78176 appointing Brad William Hornsby as executor and authorizing him to convey property.

This conveyance is subject to restrictive covenants of record in Book 4047, page 877, said Register's Office, and to the matters set forth in the above referenced plan of record.

1137 IDENTIFICATION REFERENCE

JUN 17 1 09 PM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1309 Sioux Terrace (House Number) (Street) Madison, TN 37115 (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 BH this 12th day of June, 19 86

Brad William Hornsby, Executor

INDIVIDUAL ACKNOWLEDGEMENT

State of ~~Tennessee~~ Texas

County of Dallas

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Personally appeared before me, the undersigned, a Notary Public of said county, Brad William Hornsby, Executor of the Estate of Vida D. Hornsby

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

WITNESS my hand, at office, this 12th day of June, 1986.

NOTARY PUBLIC

My commission expires:

JAN. 02 1989

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of the state and county aforesaid, personally appeared, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the, the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as.

WITNESS my hand and seal, at office in

this day of, 19

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Brad William Hornsby, Executor

of the Estate of Vida D. Hornsby

TO

Russell S. Boguskie, Jr. and wife,

Sue M. Boguskie

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6889 PAGE 262

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
			86900.00- CASH	
			225.94 COTAX	
			.50 PROBT	
			6.00 MISC	
			CHECK 230.44-	
			6495A06/17/86 SAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11372

IDENTIFICATION REFERENCE

JUN 17 1 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 260053