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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

James Dale DuBois
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 19 86

Notary Public

MY COMMISSION EXPIRES:

(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
James Timothy DuBois (NAME)	Leader Federal Mortgage, Inc. (NAME)	OH-8890
877 Battery Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 275 (STREET ADDRESS)	OH-8885
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101-0275 (CITY) (STATE) (ZIP)	132-14-3
		132-14-2

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, Ruth Elizabeth Higgs, etvir William Higgs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Timothy DuBois and wife, Mary C. DuBois

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. 1 on the Plan of the resubdivision of part of Lot No. 14 and part of Lot No. 15 of the Oak Hill Subdivision #1 of record in Plat Book 6200, Page 430, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING part of the same property willed to Ruth Elizabeth Higgs by last will and testament of Fannie Burchett in Will Book 150, Page 94, County Clerk's Office for Davidson County, Tennessee. Said property being willed in part and deeded in part to Edward Burchett et ux, Fannie Burchett by instruments of record in Will Book 117, Page 717, County Clerk's Office for Davidson County, Tennessee and Book 3529, Page 287, Book 1151, Page 148; Book 1151, Page 149, Register's Office for Davidson County, Tennessee. The said Edward Burchett et ux, Fannie Burchett having since died. Edward Burchett having predeceased Fannie Burchett.

I, William Higgs, husband of Ruth Elizabeth Higgs, join for the purpose of conveying any interest I may have in the above described property, particularly marital rights.

This is unimproved ( ) improved (X) property, known as 877 Battery Lane, Nashville, Tennessee 37220
(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 our hand s this 29th day of July, 19 86

Ruth Elizabeth Higgs Ruth Elizabeth Higgs

William Higgs William Higgs

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth Elizabeth Higgs, etvir William Higgs

the bargainor s, with whom I am personally acquainted, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 1986.

Commission expires 4/14-0

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

TO

Prepared by:
WALT, DYER & JAMES, Attorneys
Suite 130
One Burton Hills Boulevard
Nashville, Tennessee 37215
Phone: (615) 665-1150

JUL 31 8 14 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

26548

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

170000.00- CAMT.
476.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 492.50-
4237A07/31/86 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26548

IDENTIFICATION REFERENCE

JUL 31 8 14 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 277460