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FORM NO. WD-1

PREPARED BY & RETURN TO:
WALT, DYER & [illegible], ATTYS.
ONE BURTON HILLS BLVD., SUITE 130
NASHVILLE, TN 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 19 86

Notary Public

MY COMMISSION EXPIRES: [illegible]
(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
Harold J. Castner (NAME)	Leader Federal Mortgage, Inc. (NAME)	24W-1654
2807 Oakland Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 275 (STREET ADDRESS)	117-4-248
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101-0275 (CITY) (STATE) (ZIP)	& 117-4-249

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, Fredrick D. Conley and wife, Marianna H. Conley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold J. Castner, unmarried

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:

TRACT I: LAND in Davidson County, Tennessee, being Lot No. 104 and the northerly 16 feet of Lot No. 103 on the Plan of Belmont Terrace of record in Book 421, Page 101, Register's Office for said County.

SAID property adjoin and front together 66 feet on the westerly margin of Oakland Avenue and extends back between parallel lines 161.5 feet more or less, to an alley.

BEING the same property conveyed to Fredrick D. Conley et ux, Marianna H. Conley by deed from Security Mutual Finance Corporation of record in Book 6000, Page 900, said Register's Office for Davidson County, Tennessee.

TRACT II: Land in Davidson County, Tennessee, being described as follows:
A parcel of land conveyed to Donald R. Bogguss and wife Bernice Boguss by the Chancery Court, Part 1, Davidson County, Tennessee, by final decree dated December 6, 1979. Said tract is said therein to be 25 feet by 162 feet on Oakland Avenue, Field Book Number 24 W 1650 and Parcel number 249 of Map 117-4.

Being the same property conveyed to Fredrick D. Conley and wife, Marianna H. Conley by deed of record in Book 6502, page 25, said Register's Office.

CHECK

This is unimproved ( ) improved (X) property, known as 2807 Oakland Avenue, Nashville, TN 37212
(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 28th day of August, 19 86

Fredrick D. Conley

Marianna H. Conley

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 Fredrick D. Conley and wife, Marianna H. Conley

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of August 19 86

Commission expires 4-14-89

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

AUG 29 8 58 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

3 6 5 9 2

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

148500 CO- CAMT.
415.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 422.30
5809AC8/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36592

IDENTIFICATION REFERENCE

Aug 29 8 58 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 288754