BOX 15

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,958.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 1986.

Notary Public

MY COMMISSION EXPIRES: June 5, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349 Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (mortgagee)	MAP-PARCEL NUMBERS
Sylvester Turner, Jr., et ux (NAME)	Leader Mortgage Company (NAME)	2D-42053
313 Country Court (STREET ADDRESS OR ROUTE NUMBER)	1015 Euclid Avenue (STREET ADDRESS)	150-3 #81
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Cleveland, Ohio 44115 (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, David M. Gilfilen and wife, Elaine Gilfilen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sylvester Turner, Jr. and wife, Joyce L. Turner

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. 67 on the Plan of "The Country", Section Three, of record in Book 5200, page 44, of record in Register's Office, Davidson County, Tennessee.

Being the same property conveyed to David M. Gilfilen and wife, Elaine Gilfilen, as tenants by the entirety, by deed from Alfred P. Pieramico and wife, Kay P. Pieramico of record in Book 6862, page 569, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 5281, page 813, amended and addition of Driveway Easement in Book 5396, page 576, Register's Office, Davidson County, Tennessee.

This conveyance is subject to utility & drainage easement, anchor easement and building setback line of record in Book 5200, page 44, said Register's Office.

This conveyance is subject to any and all existing easements of record.

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 of record in Book 6862, page 572, 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 said grantees.

unimproved ( )
This is improved (X) property, known as 313 Country Court (House Number) (Street) Antioch, TN 37013 (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 25th day of August, 1986

David M. Gilfilen
DAVID M. GILFILEN

Elaine Gilfilen
Elaine Gilfilen

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GEORGIA
STATE OF ~~TENNESSEE~~
~~Davidson~~ County
Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David M. Gilfilen

the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Atlanta, Georgia, ~~Tennessee~~ this 25th day of August 1986.

Commission expires 10/26/88

J E McClellan
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) acknowledged (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

SEND TAX BILLS TO: SAME AS REFERENCE

Compliments of
Chicago Title Insurance Company
First Floor – First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

WARRANTY DEED

FROM

TO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elain Gilfilen, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this 25th day of _____, 1986.

Commission expires: _____

NOTARY PUBLIC

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

79350.00- CAMT.
224.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 230.50-
6802A09/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37-501

IDENTIFICATION REFERENCE

SEP 2 3 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 289725