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FORM NO. WD-1

3274
512775-7

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

John L. Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 1986.

Carol M. Rogers
Notary Public

MY COMMISSION EXPIRES: May 13, 1987
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek A. Leigh (NAME)	Fidelity Federal Savings & Loan (NAME)	117-7-B8-205
3182 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	7DA-90472
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, John L. Duncan and wife, Patricia C. Duncan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Derek A. Leigh and wife, Brenna Davenport-Leigh

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:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 205, The Claridge, Plat Book 5800, page 63, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to John L. Duncan and wife, Patricia C. Duncan by deed from A. Harrison Johnson, Jr. Trustee as of record in Book 5929, page 765, said Register's Office.

57839

IDENTIFICATION REFERENCE

OCT 29 2 50 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (XX) improved ( ) property, known as 3182 Hillsboro Road, Nashville, Tennessee 37215
(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 their hands this 27th day of October, 1986

John L. Duncan
By: John L. Duncan
Jane Woods, Attorney-in-fact

Patricia C. Duncan
by Jane Woods, Attorney-in-fact

Patricia C. Duncan
by Jane Woods, Attorney-in-fact

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Carol M. Pigue, a Notary Public, Patricia C. Duncan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of October, 1986.

Carol M. Pigue
Notary Public

My Commission expires: May 13, 1989

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Carol M. Pigue, a Notary Public, Jane Woods, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact of John L. Duncan, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of October, 1986.

Carol M. Pigue
Notary Public

My Commission expires: May 13, 1989

WARRANTY DEED

FROM: John L. Duncan and wife, Patricia C. Duncan

TO: Derek A. Leigh and wife, Brenna Davenport Leigh

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			0700 .10- CAPT.	
			243.60 CSTAX	
			.50 PRFE	
			6.00 MDE 0	
			CHECK 250.10-	
			9863A10/29/86 DAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 7 8 3 9

IDENTIFI REFERENCE

Oct 29 2 50 PM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 05985