STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Keith Whinnery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF August 19 87

Notary Public

MY COMMISSION EXPIRES: June 5, 1988
(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
Kathryn Whinnery (NAME)	Leader Federal Mortgage, Inc. (NAME)	104-16-B-5CO
2007-A Ashwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38101-2926 (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, Denise M. Higgins and J. Terry Higgins, Jr. and Janice L. Higgins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathryn Whinnery and husband, Keith Whinnery

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 Unit No. 5 on the Plan of Ashwood Court Townhouse Condominiums, according to the Master Deed of record in Book 5932, page 778, Register's Office for Davidson County, Tennessee, and Plan in Book 5200, page 436, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Denise M. Higgins and J. Terry Higgins, Jr. and Janice L. Higgins by deed from SCW, Inc. of record in Book 6003, page 905, Register's Office for Davidson County, Tennessee.

6126.5

IDENTIFICATION REFERENCE

SEP 1 12 51 PM '87

REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN

This is unimproved ( ) or improved (XX) property, known as 2007-A Ashwood 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 their hands this 31st day of August, 19 87

Denise M. Higgins

J. Terry Higgins, Jr.

Janice L. Higgins

STATE OF TENNESSEE
Davidson County

BOOK 7341 PAGE 8

Personally appeared before me, Larry L. Westbrook, a Notary Public in and for said County and State, the within named Denise M. Higgins and J. Terry Higgins, Jr. and Janice L. Higgins

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 19 87.

Commission expires June 5, 1989

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

Denise M. Higgins and J. Terry Higgins, Jr. and Janice L. Higgins

TO

Kathryn Whinnery and husband, Keith Whinnery

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7341 PAGE 9

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

70000.00- CAMT.
196.00 CSTAX
.50 PRFEE
6.00 MOFEE
CHECK 202.50-
7981A09/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61265

IDENTIFICATION REFERENCE

SEP 1 12 51 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 11764