#6245

FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7364 PAGE 780

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEVEN D. COLBURN (NAME)	LEADER FEDERAL MORTGAGE, INC. (NAME)	Map 162-7
4988 Shihmen Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 83
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 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, DONNA G. SWEENEY THURMAN, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN D. COLBURN, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 94 on the Plan of Antioch Park, Section 3, as of record in Plat Book 4460, page 25, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Donna G. Sweeney, unmarried by deed from Michael W. Pennington and wife, Jacqueline D. Pennington of record in Book 6121, page 984, said Register's Office. The said Donna G. Sweeney having since married and being one and the same as Donna G. Sweeney Thurman.

This conveyance is subject to: (1) 1987 taxes, which have been prorated and assumed by the Grantee herein; (2) Restrictions in Book 4519, page 933; and (3) All matters appearing on the plan of record in Plat Book 4460, page 25, said Register's Office.

Stephen Scott Thurman, spouse of Donna G. Sweeney Thurman, joins in the execution of this insturment for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Donna G. Sweeney Thurman.

6 9 3 9 3

IDENTIFICATION REFERENCE

SEP 29 8 41 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 4988 Shihmen Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 23rd day of September 19 87

Donna G. Sweeney Thurman
DONNA G. SWEENEY THURMAN

Stephen Scott Thurman
STEPHEN SCOTT THURMAN

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONNA G. SWEENEY THURMAN and husband, STEPHEN SCOTT THURMAN 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 Brentwood, Tennessee this 23rd day of September 1987.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 1987.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM DONNA G. SWEENEY THURMAN, and husband Stephen Scott Thurman

TO STEVEN D. COLBURN, unmarried

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C Tile Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7364 PAGE 782

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
			65000.00-	CAMT.
			182.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CASH	188.50-
7396A	09/29/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69393

IDENTIFICATION REFERENCE

SEP 29 8 41 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 20959