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BOX 15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,500.00

Alden Horton, III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 1987

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	MAP-PARCEL NUMBERS
Alden Horton, III (NAME)	Mortgagee: Leader Federal Mortgage, Inc. (NAME)	104-15
2113 Ashwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	#221
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38101-2926 (CITY) (STATE) (ZIP)	24W-9225

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, Dave C. Anderson, Jr. and wife, Marguerite F. Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alden Horton, III and wife, Janet Andrews Horton

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. 20 on the Map of H. P. Jacob's Subdivision, W. M. Manly Tract - 7th Civil District, called "Hillsboro Place", as shown on plat of record in Plat Book 547, page 27, in the Register' Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Dave C. Anderson, Jr. and wife, Marguerite F. Anderson by deed from Richard M. Dohrmann and wife, Marie H. Dohrmann of record in Book 6746, page 72, Register's Office for Davidson County, Tennessee.

7.05 1.2

IDENTIFICATION REFERENCE

OCT 1 1 45 PM '87

DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 2113 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 hand s this 25th day of September, 19 87

Dave C. Anderson, Jr.

Marguerite F. Anderson

by: Marguerite F. Anderson
attorney in fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Larry L. Westbrook, a Notary Public in and for said County and State, the within named Marguerite F. Anderson

the bargainorS, 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 Nashville, Tennessee, this 25th day of September 1987.

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 (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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of September, 1987, before me personally appeared Marguerite F. Anderson, to me known to be the person who executed the foregoing instrument in behalf of Dave C. Anderson, Jr. and acknowledged that she executed the same as the free act and deed of said Dave C. Anderson, Jr.

NOTARY PUBLIC

My Commission Expires: June 5, 1989

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

WARRANTY DEED

FROM

Dave C. Anderson, Jr. and wife, Marguerite F. Anderson

TO

Alden Horton, III and wife, Janet Andrews Horton

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 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
			157500.00-	CAMT.
			441.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	447.50-
8658A	10/01/87	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7051-2

IDENTIFI REFERENCE

OCT 1 1 45 PM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 22197