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FORM NO. WD-1

123 30.00 11 TAX 00

File # 22458
Loan # 6-2-4862-140

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF December, 19 87

Notary Public

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

Box 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN LEINARD (NAME)	Biltmore Mortgage Company (NAME)	MAP 61-12
1223 Plymouth Avenue (STREET ADDRESS OR ROUTE NUMBER)	8601 Six Forks Road, Suite 600 (STREET ADDRESS)	PAR 64
Nashville, TN. 37216 (CITY) (STATE) (P.O. ZIP)	Raleigh, NC 27615 (CITY) (STATE) (ZIP)	15 DZ 29420

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, LYDIA J. ESTES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN LEINARD and wife, MARY LEINARD

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. 42, Resubdivision of Eastdale Place, Lots 70, 73, 76-83, 86-97 as record in Book 974, Page 22, of the Davidson County, Register's Office and property conveyed in Book 4571, Page 78, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Meredith L. Estes etux Lydia J. Estes by deed from James Ronald Saunders etux Donna Faye Saunders of record in Book 4571, Page 73, Register's Office for Davidson County, Tennessee.

87 7 4 8

IDENTIFICATION REFERENCE

DEC 4 10 56 AM '87
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

12/87 CHECK

X 1223 Plymouth Avenue, Nashville, TN. 37216

This is unimproved ( ) improved ( ) property, known as (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 2nd day of December, 19 87

Lydia J. Estes

LYDIA J. ESTES

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LYDIA J. ESTES

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 2nd day of December, 1987.

Commission Expires 3-11-91

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

MEREDITH L. ESTES

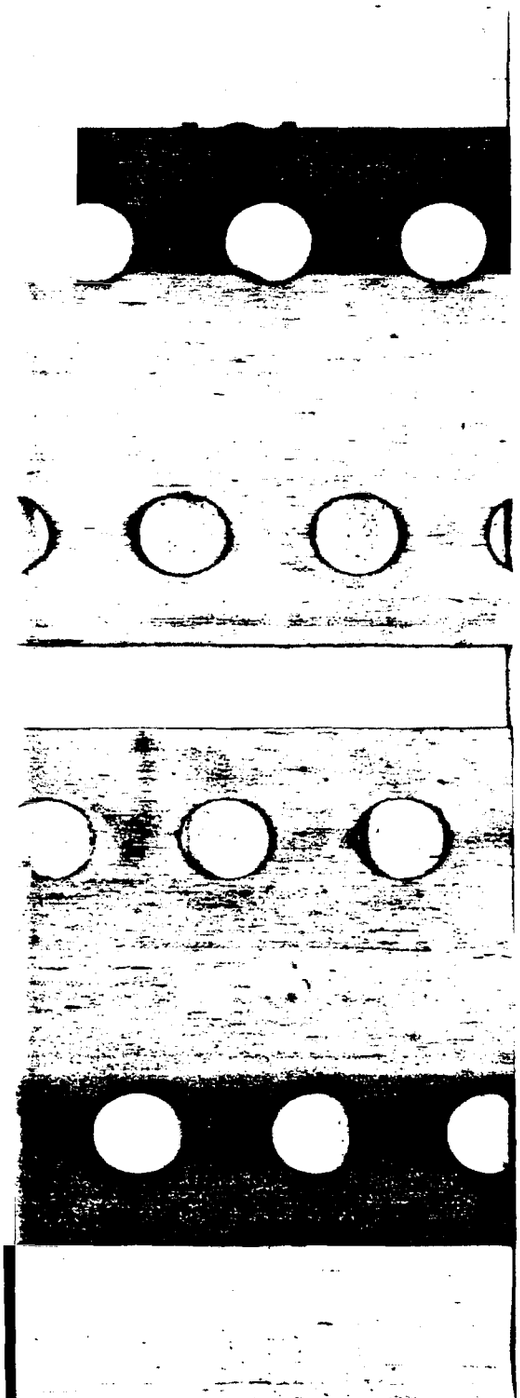
TO

LYDIA J. ESTES

JOHN LEINARD

MARY LEINARD

Saturn & Mazer, Attorneys
Row 1
Box 7



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

MISC.

8350.00- CAMT.
233.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 240.30-
8676A12/04/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.7.7.4.8.

IDENTIFICATION REFERENCE

Dec 4 10 56 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 41726