FILE BOX "7" FILE NO. 22755 BOOK 7471 PAGE 757

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$83,545.43 X Joe S. Leffew
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 1988

Notary Public

MY COMMISSION EXPIRES: 9/4/98
(AFFIX SEAL)

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
JOE S. LEFFEW (NAME)	Gulf American Mortgage Bank (NAME)	Map 150-7
809 Fall Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 4486 (STREET ADDRESS)	Par 388
Antioch, Tn. 37013 (CITY) (STATE) (P.O. ZIP)	Houston (CITY) TX (STATE) 77210 (ZIP)	2D75065

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, J. PHILLIP BRADSHAW, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE S. LEFFEW and wife, JANE T. LEFFEW

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:

7879 02/18 0101 03CHECK 240.30

LAND in Davidson County, Tennessee, being Lot No. 369 on the Plan of Towne Village of The Country, Section 4B, of record in Book 6250, page 496, Register's Office for Davidson County, Tennessee.

SAID Lot No. 369 fronts 71.40 feet on the westerly margin of Fall Court and extends back 135.68 feet along the southerly line and 149.33 feet along the northerly line to a broken line in the rear, measuring 59.71 feet thereon.

BEING the same property conveyed to J. Phillip Bradshaw, unmarried by deed from Randall Phillips Builders, Inc., of record in Book 6912, page 285, Register's Office for Davidson County, Tennessee.

RECEIVED FEB 18 10 38 AM '88
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

0.5.8.5.2.

This is unimproved ( ) improved ( ) property, known as 809 Fall Court, Antioch, Tennessee 37013
(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 my hand this 15th day of FEBRUARY, 1988

J. PHILLIP BRADSHAW J. Phillip Bradshaw by

By: June Newby Attorney in Fact June Newby, atty in fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

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

_____Notary Public

Commission Expires_____

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

TO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of February, 1988, before me personally appeared June Newby to me known to be the person who executed the foregoing instrument in behalf of J. Phillip Bradshaw as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said J. Phillip Bradshaw.

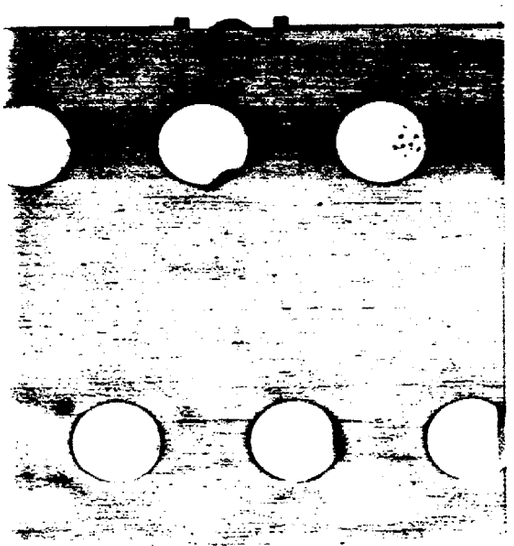
Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 1988.

My Commission Expires: 3/11/90

NOTARY PUBLIC

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

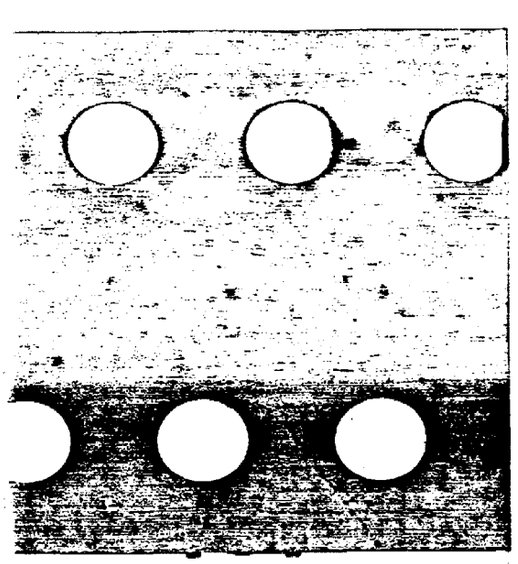
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 83545.43
CON TX 233.80
PRFEE 0.50
WDEED 6.00
TOTAL 240.30
CHECK 240.30

02/18/88 01 10:39 0001 7879



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 5 8 5 2

IDENTIFICATION REFERENCE

FEB 18 10 39 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 62660