File #6498

FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 7478 PAGE 562

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PATRICK S. McGINNIS (NAME)	Leader Federal Mortgage, Inc. (NAME)	MAP 96-11
617 Truxton Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	PARCEL 142
Nashville, Tennessee 37214 (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, WILLIAM W. MIDDLETON and wife, LINDA C. MIDDLETON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICK S. McGINNIS and wife, ANDREA J. McGINNIS

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. 62 on the Plan of Hickory Bend, Section 1, as of record in Plat Book 3300, page 38, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William W. Middleton and wife, Linda C. Middleton by deed from David P. Newman and wife, Marilyn A. Newman of record in Book 6132, page 404, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 3341, page 265; and (2) All matters appearing on the Plan of record in Plat Book 3300, page 38, said Register's Office.

0 8 2 0 9

IDENTIFICATION REFERENCE

FEB 29 9 02 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

0685 02/29 0101 03CHECK 193.82

This is improved (XX) unimproved ( ) property, known as 617 Truxton Drive, Nashville, Tennessee 37214

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 25th day of February, 1988

William W. Middleton
WILLIAM W. MIDDLETON

Linda C. Middleton
LINDA C. MIDDLETON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7478 PAGE 563

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William W. Middleton and wife, Linda C. Middleton

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 25th day of February 19 88.

My commission expires 1/10/89 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,900.00

Patrick S. McGinnis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 19 88

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

Notary Public

WARRANTY DEED

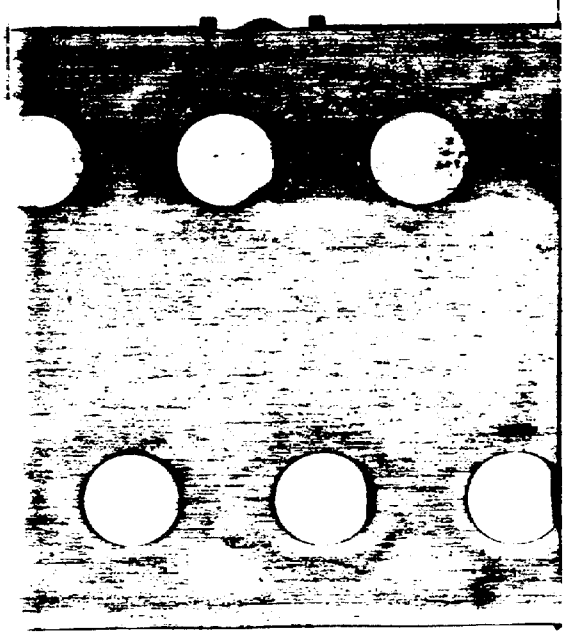
FROM

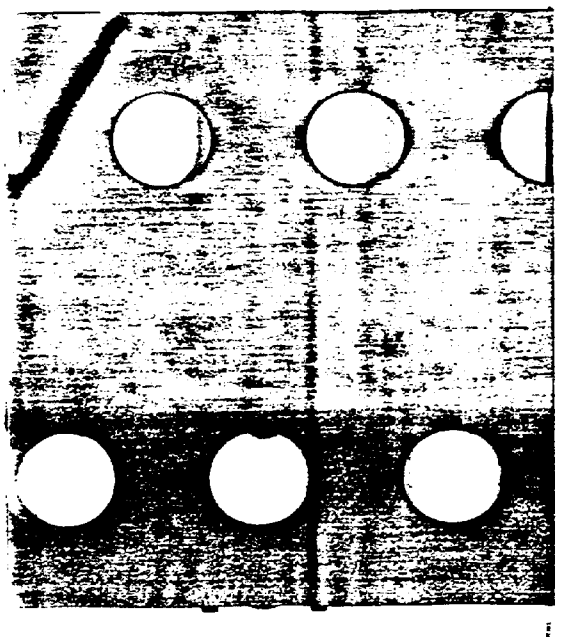
WILLIAM W. MIDDLETON and wife, LINDA C. MIDDLETON

TO

PATRICK S. McGINNIS and wife, ANDREA J. McGINNIS

RETURN TO:
FILE BOX 38
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7478 PAGE 564

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 66900.00
CON TX 187.32
PRFEE 0.50
WDEED 6.00
TOTAL 193.82
CHECK 193.82

02/29/88 01 09:03 0001 0685

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.8.2.0.9.

IDENTIFT REFERENCE

FEB 29 9 02 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 65408