6758 FILE BOX 38

WARRANTY DEED

BOOK 7534 PAGE 66

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., STE 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WALTER SCOTT TYGARD (NAME)	LEADER FEDERAL MORTGAGE, INC. (NAME)	Map 130-5
122 Gilman Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 51
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	FB#7DZ 32775

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, ELLEN M. REEVES CARLSEN & MICHAEL REEVES, devisees under the last will and testament of EDWARD WISEMAN REEVES, deceased.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALTER SCOTT TYGARD, 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. 10 Block H on the Plan of 2nd Revised Plan, Highlands of Belle Meade No. 2, Blocks E,F,G,H & K, as of record in Plat Book 1130, pages 71 & 72, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Edward W. Reeves, unmarried by deed from Russell B. Davis and wife, Ethel Joy Davis of record in Book 3068, page 573, said Register's Office. The said Edward W. Reeves having since died, and being one and the same person as Edward Wiseman Reeves.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 1361, page 210; and (3) All matters appearing on the Plan of record in Plat Book 1130, pages 71 & 72, said Register's Office.

The said Ellen M. Reeves and Ellen M. Reeves Carlsen being one and the same person.

This is not now nor has it ever been the principal residence of the Grantors herein.

2914 05/04 0101 03CHECK 366.86

29969

IDENTIFICATION REFERENCE

MAY 4 10 45 AM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 122 Gilman Avenue, Nashville, Tennessee 37205

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 29th day of April, 1988

Ellen M Reeves Carlsen by Attorney in fact — Michael Reeves, by Attorney in Fact

ELLEN M. REEVES CARLSEN
By: Joe Dick, Attorney in fact for Ellen M. Reeves by Power of Attorney recorded simultaneously herewith.

MICHAEL REEVES
By: Joe Dick, Attorney in fact for Michael Reeves by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7534 PAGE 67

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.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ 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:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE DICK, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the makers and is authorized by the makers to execute this instrument on behalf of the makers.

Witness my hand, at Office, this 29th day of April, 1988.

My commission expires: 5/13/89

Catherine C. Hensley
Notary Public

CATHERINE C. HENSLEY NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,750.00

Walter Scott Tygard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 19 88

MY COMMISSION EXPIRES: 5/13/89
(AFFIX SEAL)

Catherine C. Hensley
Notary Public

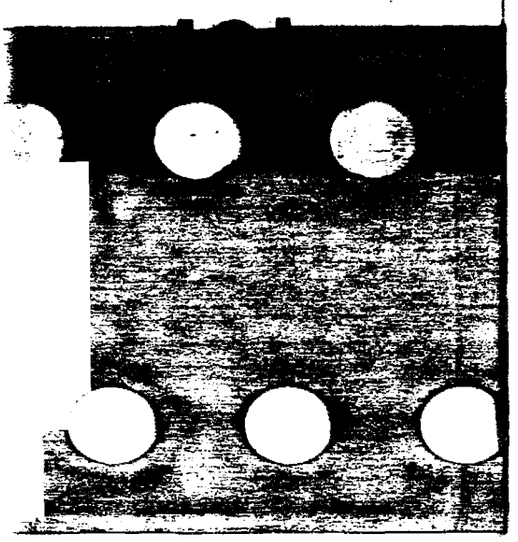
CATHERINE C. HENSLEY NOTARY PUBLIC AT LARGE

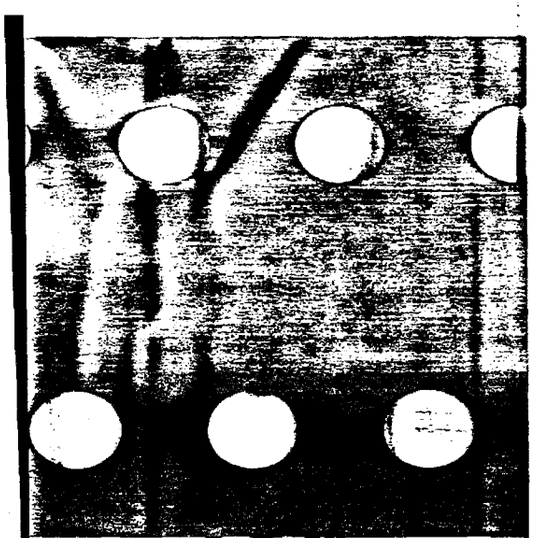
WARRANTY DEED

FROM CARLSEN ELLEN M. REEVES/and MICHAEL REEVES, devisees

TO WALTER SCOTT TYGARD, unmarried

PLEASE RETURN TO:
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 7534 PAGE 68

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 128750.00
CON TX 360.36
PRFEE 0.50
WDEED 6.00
TOTAL 366.86
CHECK 366.86

05/04/88 01 10:44 0001 2914

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26966

IDENTIFICATION REFERENCE

MAY 4 10 45 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 87192