FILE 47

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO MORTGAGEE: | MAP-PARCEL NUMBERS |
|---|---|---|
| ELMER TAMBLE LEIGHTON, III | INVESTORS FEDERAL SAVINGS BANK | 11D 25190 |
| (NAME) ET UX | (NAME) | |
| 140 Sarver Avenue | 109 Walton Ferry Road | 43-1-123 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Madison, TN 37115 | Hendersonville, TN 37075 | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

**WARRANTY DEED** BOOK 7536 PAGE 344

For and in consideration of the sum of TEN AND 00/100 ---------- ( $10.00) DOLLARS cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, DIANA RUTH SUTPHIN, unmarried,
have bargained and sold, and by these presents do transfer and convey unto the said ELMER TAMBLE LEIGHTON, III AND WIFE, PATTI G. LEIGHTON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being part of Lot "C" on the Corrected Map of the W. P. Ready Subdivision of the Thornton Tract, as of record in Book 332, page 110, Register's Office for said County, and more particularly described as follows:
Beginning at a point in the southerly margin of Sarver (formerly Madison Avenue), 130 feet westwardly from the common corner of Lots "C" and "D", thence with said Avenue, westwardly 75 feet to a point; thence southwardly 247 feet, more or less, to the northwest corner of the property conveyed to James K. Traughber and wife by deed from George P. Howell and wife, of record in Book 1538, page 479, said Register's Office; thence with Traughber's southerly line eastwardly 75 feet to a point; thence northwardly 244 1/2 feet, more or less, to the beginning.

Being the same property conveyed to Diana Ruth Sutphin by deed from Robert Harold Sutphin, of record in Book 5785, page 812, Register's Office for Davidson County, Tennessee.

27 7 8 9

IDENTIFICATION REFERENCE

MAY 5 2 01 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (xx) property, known as 140 Sarver Avenue
(House Number) (Street)
Madison, TN 37115
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade 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.

Whenever 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 our hands this 27th day of April, 19 88.

Diana Ruth Sutphin
Diana Ruth Sutphin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7536 PAGE 345

Personally appeared before me the undersigned, a Notary Public in and for said County and State Diana Ruth Sutphin, unmarried

the within named bargainor _____, 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 seat at Madison Tennessee, this 27th day of April, 19 88.

Joyce B. Donahue Notary Public

Commission expires 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seat, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 54,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Hattie G. Lyerton

Sworn to and subscribed before me this 27th day of April, 19 88.

My commission expires 7-17-88 Notary Public Joyce B. Donahue

| RETURN TO: | This instrument was prepared by: |
|---|---|
| WILLIAM D. CASTLEMAN, ATTORNEY | 101 CUMBERLAND AVENUE MADISON, TN 37115 |
| Name | Address |

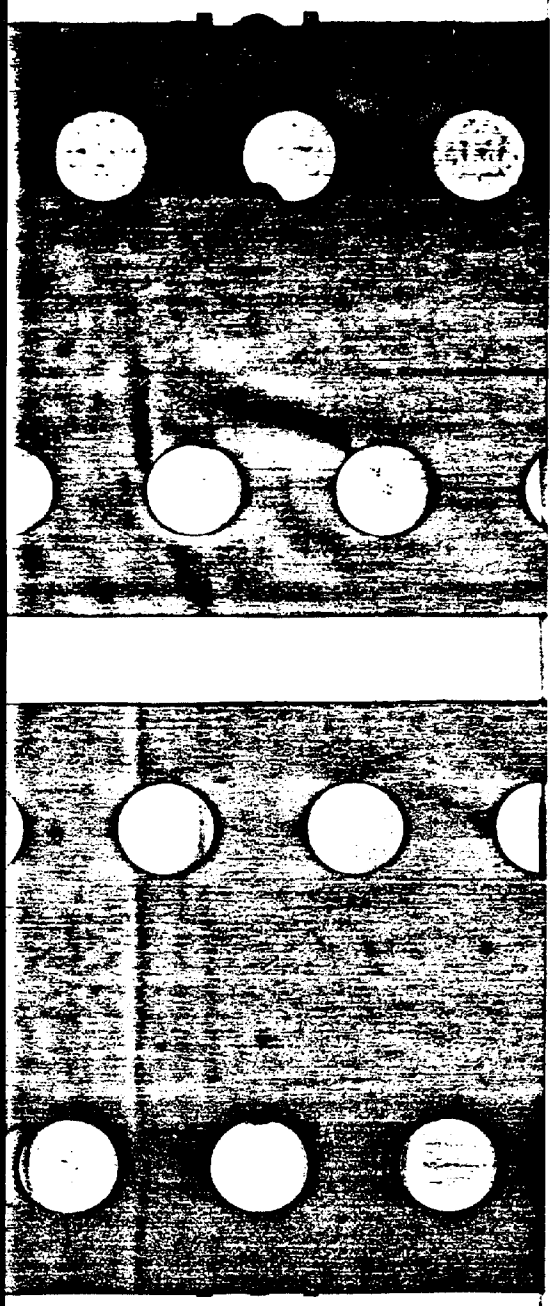
WARRANTY DEED

FROM
DIANA RUTH SUTPHIN

TO
ELMER TAMBLE LEIGHTON III
ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7536 PAGE 346

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

| | |
|---|---|
| CAPT | 54500.00 |
| CON TX | 152.60 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 159.10 |
| CHECK | 159.10 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 3 0001 3902

27.7.89

IDENTIFICATION REFERENCE

MAY 5 2 01 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 88164

[redacted]