WARRANTY DEED

File# 6957

File Box 38

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Atty.
229 Ward Circle, Suite C-12
Brentwood, Tennessee 37027

BOOK 7581 PAGE 23

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROGER S. TAYLOR (NAME)	LEADER FEDERAL MORTGAGE, INC. (NAME)	MAP 104-15
2500 Ashwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	PARCEL 34
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (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, BEN M. HAVERTY and wife, SUZANNE S. HAVERTY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROGER SCOTT TAYLOR and wife, MARIAN HANSON TAYLOR

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. 67 on the Plan of Sunset Park Subdivision, as of record in Plat Book 332, page 132, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ben M. Haverty and wife, Suzanne S. Haverty, by deed from William A. Dalglish and wife, Carol S. Dalglish, of record in Book 6923, page 13, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 332, page 132, said Register's Office.

43095

IDENTIFICATION REFERENCE

JUN 23 8 46 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8995 06/23 0101 03CHECK 403.82

This is improved(XX) unimproved( ) property, known as 2500 Ashwood Avenue, Nashville, Tennessee 37212

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 20th day of June, 19 88

BEN M. HAVERTY

SUZANNE S. HAVERTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7581 PAGE 24

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEN M. HAVERTY and wife, SUZANNE S. HAVERTY

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 20th day of June, 19 88.

My commission expires May 8, 1991 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 $ 141,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 19 88

MY COMMISSION EXPIRES: May 8, 1991 (AFFIX SEAL)

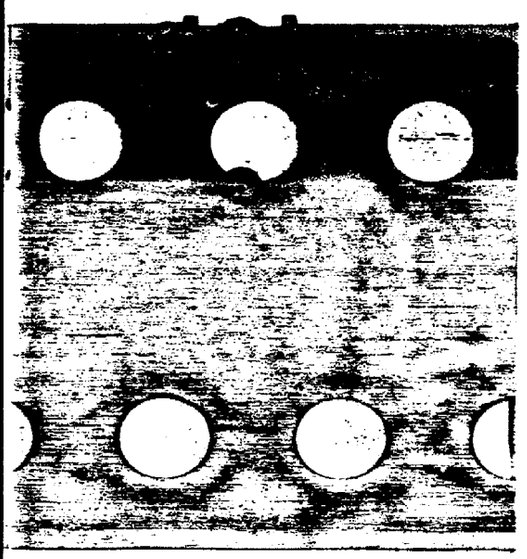
Notary Public

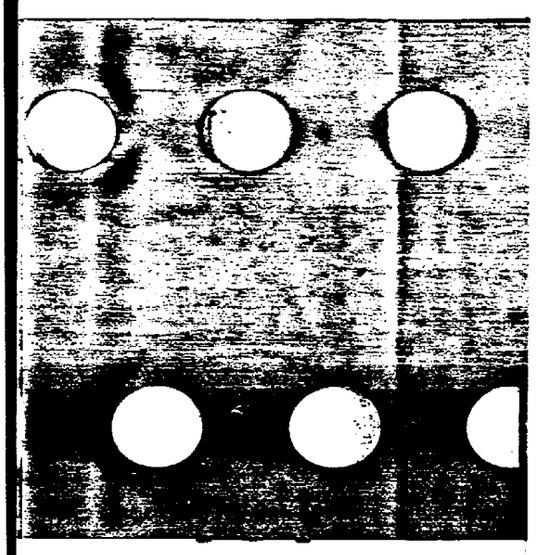
WARRANTY DEED

FROM: BEN M. HAVERTY and wife, SUZANNE S. HAVERTY

TO: ROGER SCOTT TAYLOR and wife, MARIAN HANSON TAYLOR

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 7581 PAGE 25

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 141900.00
				CON TX 397.32
				PRFEE 0.50
				WDEED 6.00
				TOTAL 403.82
				CHECK 403.82
06/23/88.		01		08:49 0001 8995

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43095

IDENTIFICATION REFERENCE

JUN 23 8 46 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 105782