FILE IN BOX #4
MAP 86-14A PARCEL 241
Field Book No. 4D-91714

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $54,000.00.

Michael Anthony Peterson
Affiant

Subscribed and sworn to before me this the 29th day of June, 1988.

My Commission Expires: 11/10/91

Notary Public

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, Attorneys, Suite 500, One Church Street Building,
Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
MICHAEL ANTHONY PETERSON, etux	LEADER FEDERAL MORTGAGE, INC.
(Name)	(Name)
241 Thistle Lane	P. O. Box 2926
(Street Address)	(Street Address)
Hermitage, Tennessee 37076	Memphis, Tennessee 38101-2926
(City) (State) (Zip Code)	(City) (State) (Zip Code)

1631 06/30 0101 03CHECK 157.70

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, We, THOMAS W. GRUMKE and wife, JANE BARRY-GRUMKE, hereinafter called the "Grantors", have bargained and sold, and by these presents do transfer and convey unto MICHAEL ANTHONY PETERSON and wife, JEANIE DIANE PETERSON, as tenants by the entirety, hereinafter called the "Grantee(s)", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 241 on the Plan of Hermitage Meadows Subdivision, Stage Three, of record in Book 6250, Page 300, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

BEING part of the same property conveyed to Thomas W. Grumke and wife, Jane Barry-Grumke, by Deed from Nina Peek Sullivan, of record in Book 5962, Page 229, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of the Grantor, JANE BARRY-GRUMKE, pursuant to a Power of Attorney executed by her on the 15th day of March, 1984, of record in Book 6252, Page 182, Register's Office for Davidson County, Tennessee.

This is improved property, known as 241 Thistle Lane, Hermitage, Tennessee 37076.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Hermitage Meadows; and including the requirement that all owners of lots in Hermitage Meadows be members of the Hermitage Meadows Homeowners' Association, subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments executed by the Grantors and recorded in Book 6034, Page 365, said Register's Office, which said

instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

2. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Hermitage Meadows Subdivision, Stage Three, of record as aforesaid.

3. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, parks, playgrounds, or other common property, and the fee title to such common property (designated "Common Area" on the Plan of Hermitage Meadows Subdivision, Stage Three) is vested in Hermitage Meadows Homeowners' Association for the common enjoyment of all members of said Association.

4. Easements for sanitary sewers and water lines granted Cumberland Utility District.

5. Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), 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/or assigns to warrant and forever defend the title to the said land to the said Grantee(s), 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.

IN WITNESS WHEREOF, Thomas W. Grumke and wife, Jane Barry-Grumke, have caused their names to be affixed hereto on this 29th day of June, 1988.

4531 I.T.

IDENTIFICATION REFERENCE

JUN 30 1 19 PM '88

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY TN

Thomas W. Grumke
THOMAS W. GRUMKE

Jane Barry-Grumke
JANE BARRY-GRUMKE
BY: THOMAS W. GRUMKE, Atty. in Fact
Thomas W. Grumke
Attorney In Fact

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named THOMAS W. GRUMKE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 1988.

My commission expires: 11/10/91

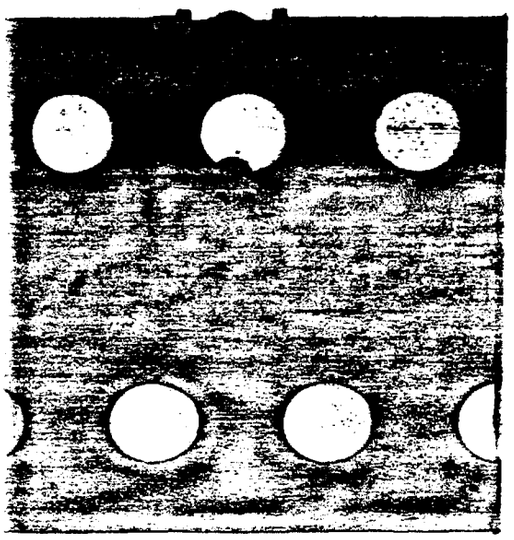
Notary Public

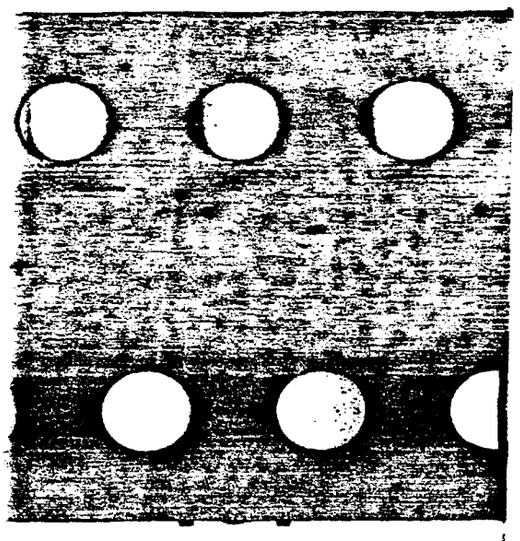
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the 29th day of June, 1988, before me personally appeared THOMAS W. GRUMKE, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of JANE BARRY-GRUMKE, and acknowledged that he executed the same as the free act and deed of the said JANE BARRY-GRUMKE.

My Commission Expires: 11/10/91

Notary Public





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7587 PAGE 848

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 54000.00
				CON TX 151.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 157.70
				CHECK 157.70
06/30/88		01		13:19 0001 1621

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4531 I.I.

IDENTIFICATION REFERENCE

JUN 30 1 13 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108383