MORTGAGEE: LEADER FEDERAL MORTGAGE, INC.

FORM No. WD-1

WALT, DYER & JAMES
ATTORNEYS AT LAW
ONE BURTON HILLS BLVD., SUITE 102
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7588 PAGE 447

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 19 88

Notary Public

MY COMMISSION EXPIRES: 1/6/91

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY Brenda Franks Hale

HALE & HALE ATTORNEYS, 312 First Tennessee Bank Building, Franklin, Tennessee 37064

NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charles C. Burgess, etux	Leader Federal Mortgage, Inc.	Map 132-5
(NAME)	(NAME)	
899 Thompson Ave.	P.O. Box 2926	Parcel 40
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37204	Memphis, TN 38101	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, ARTHUR J. DYER, III and wife, JULIA B. DYER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES C. BURGESS and wife, CAROLE L. BURGESS

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 47, and part of Overton Avenue, now closed, lying adjacent to said Lot No. 47, on the Plan of Brookhaven Estates, as shown on plat of record in Plat Book 1835, pages 49, 50, and 51, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 47 and portion of Overton Avenue, now closed, adjoin and together front 200 feet on the westerly margin of Thompson Avenue and extend back 419.8 feet, more or less, on the broken northerly line and 429.3 feet, more or less, on the southerly line to a dead line in the rear, measuring 77.0 feet, more or less, thereon.

Being the same property conveyed to Arthur J. Dyer, III and wife, Julia B. Dyer by deed of record in Book 7126, page 913, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of Brookhaven Estates, of record in Book 1835, pages 49, 50, and 51, Register's Office for Davidson County, Tennessee; and further to restrictions of record in Book 1786, page 501, said Register's Office; and further to water line agreement of record in Book 1141, page 378, said Register's Office; and further to restrictions and easements contained in Book 1969, page 609, said Register's Office.

This is unimproved ( ) improved (X) property, known as 899 Thompson Ave. (House Number / Street) Nashville, TN 37204 (P.O. Address / City or Town / Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir 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 covey 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. 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.

Witness our hand S this 27th day of June, 19 88

Arthur J. Dyer, III

Julia B. Dyer

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Arthur J. Dyer, III and wife, Julia B. Dyer

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of June 1988.

Commission expires 5/8/1991

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____

My commission expires _____

Notary Public

45462

IDENTIFICATION REFERENCE

JUN 30 3 23 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

$1.50

1791 06/30 0101 03CHECK 506.30

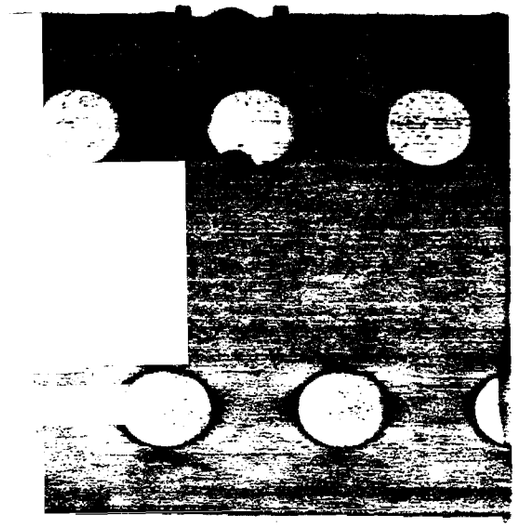
WARRANTY DEED

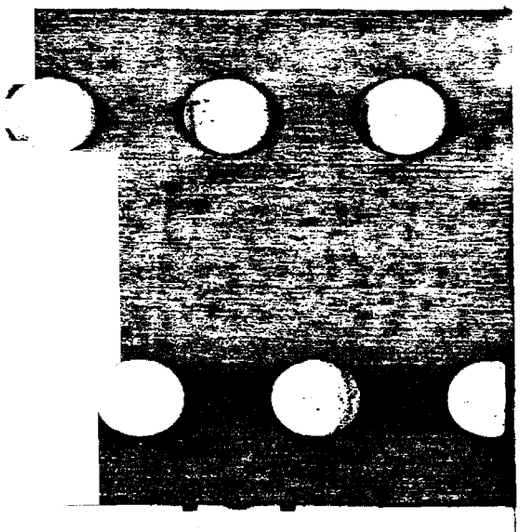
FROM
Arthur J. Dyer, III and wife,
Julia B. Dyer

TO
Charles C. Burgess and wife,
Carole L. Burgess

RETURN TO:

HALE & HALE ATTORNEYS
312 First Tennessee Bank Building
Franklin, Tennessee 37064





OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 7588 PAGE 449

FOR _____

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 178500.00
				CON TX 499.80
				PRFEE 0.50
				WDEED 6.00
				TOTAL 506.30
				CHECK 506.30
			06/30/88 01	15:24 0001 1791

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45462

IDENTIFICATION REFERENCE

JUN 30 3 23 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108541