FILE BOX 61

BOOK 7604 PAGE 18

FILE IN BOX #4
MAP 128-13-A, PARCEL 323
Field Book No. 09D-79601

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 66,500.00 .

X Lisa W. Flowers
Affiant

Subscribed and sworn to before me this the 15th day of July, 1988.

My Commission Expires: 5/16/89

Notary Public

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, Attys., Suite 500, One Church Street Building, Nash., TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO - MORTGAGEE:
ALAN W. FLOWERS, etux	LEADER FEDERAL MORTGAGE, INC.
(Name)	(Name)
323 Westfield Drive	P. O. Box 275
(Street Address)	(Street Address)
Nashville, Tennessee 37221	Memphis, Tennessee 38101-0275
(City) (State) (Zip Code)	(City) (State) (Zip Code)

8950 07/20 0101 03CHECK 225.95

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, I, GEORGE GIANIKAS, Trustee with full power to transfer, convey and encumber without joinder of any beneficiary, hereinafter called the "Grantor", has bargained and sold, and by these presents do transfer and convey unto ALAN W. FLOWERS and wife, LISA W. FLOWERS, 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 Apartment Unit No. 323 of Westfield Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6678, Page 771, and amended in Book 6736, Page 110, and further amended in Book 6801, Page 962, Book 6831, Page 982, and in Book 7271, Page 256, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, in said Register's Office, for a more complete identification and description of such Unit.

BEING part of the same property conveyed to George Gianikas, Trustee with full power to transfer, convey and encumber without joinder of any beneficiary, by Deed from Bellevue Associates, a Tennessee General Partnership, of record in Book 6551, Page 988, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 323 Westfield Drive, Apartment Unit No. 323, Westfield Condominiums, Nashville, Tennessee 37221.

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

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

2. All terms and provisions of the Master Deed of record in Book 6678, Page 771; and amended in Book 6736, Page 110; Book 6801, Page 962; Book 6831, Page 982; and Book 7271, Page 256, Register's Office for Davidson County, Tennessee.

3. All terms and provisions of the Charter of the Westfield Condominiums Homeowners' Association, as amended in Book 6746, Page 677, Register's Office for Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

4. Easements and restrictions of record and as shown on the plat of Westfield Condominiums set forth in Book 6250, Page 590, revised in Book 6250, Page 748, and further described in Book 6831, Page 982, Register's Office for said County.

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 I do covenant with the said "Grantee(s)" that I am 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 I do further covenant and bind my successors 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, the "Grantor" has caused his name as Trustee to be affixed hereto on this 15th day of July, 1988.

GEORGE GIANIKAS, Trustee

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE GIANIKAS, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 15th day of July, 1988.

My Commission Expires: 11/10/91

RONALD M. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

5093 9

WARRANTY DEED

IDENTIFICATION REFERENCE

FROM

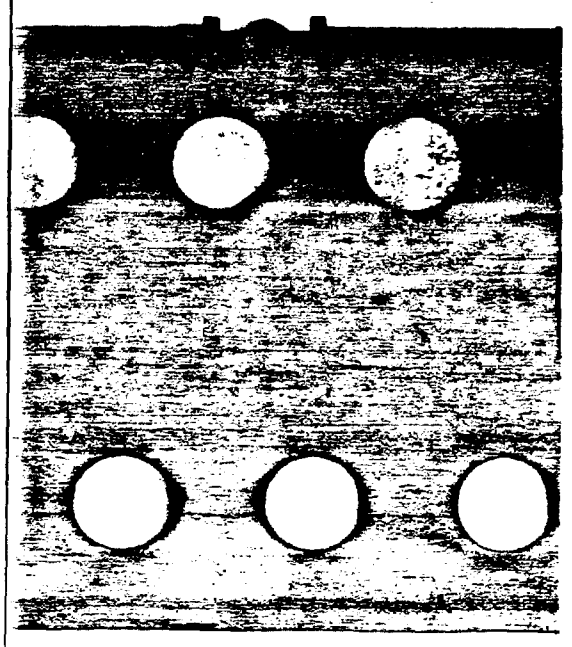
GEORGE GIANIKAS, Trustee

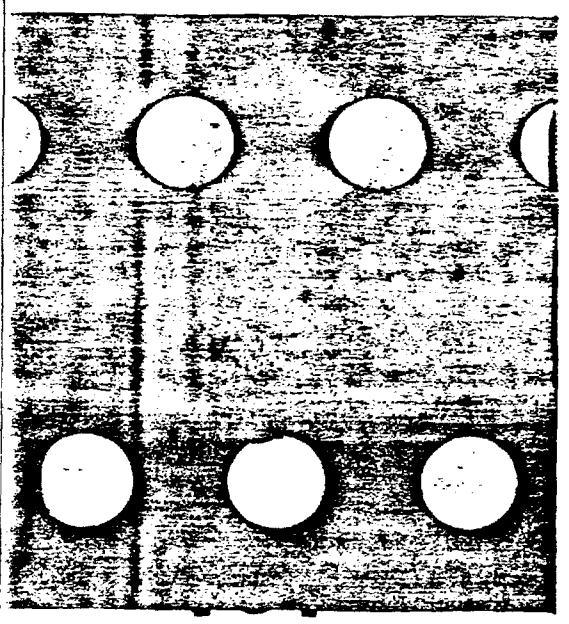
TO

ALAN W. FLOWERS and wife,
LISA W. FLOWERS

FILED Jul 20 9 12 AM '88
FRANK Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

FOLEY & WEISS, ATTORNEYS
Suite 500, One Church Street Bldg.
Nashville, Tennessee 37201





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7604 PAGE 20

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 66500.00
				CON TX 219.45
				PRFEE 0.50
				WDEED 6.00
				TOTAL 225.95
				CHECK 225.95
			07/20/88 01	09:13 0001 8950

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50939

IDENTIFT REFERENCE

Jul 20 9 12 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 114745