THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Thomas J. Testerman
1735 North Observatory Drive
Nashville, TN 37215

MORTGAGEE:
Leader Federal Mortgage, Inc.

P.O. Box 275
Memphis, TN 38101-0275

MAP-PARCEL NUMBERS:
MAP 117-15
PARCEL 117
16DA-23000

WARRANTY DEED BOOK 7610 PAGE 869

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ralph M. Sinclair, Jr. and wife, Virginia V. G. Sinclair hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Thomas J. Testerman and wife, Cynthia P. Testerman hereinafter called the Grantee, Grantee's 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. 50 on the plan of Section 1 Green Hills Subdivision, of record in Book 547, page 128, Register's Office for said County.

SAID Lot No. 50 fronts 100 feet on the southerly margin of Observatory Drive (also known as North Observatory Drive) and extends back between parallel lines a distance of 150 feet to a dead line.

Being the same property conveyed to Ralph M. Sinclair, Jr. and wife, Virginia V. G. Sinclair by deed from Evan Owen Shaw, unmarried of record in Book 5355, page 401, Register's Office for Davidson County, Tennessee.

5321.3.

IDENTIFICATION REFERENCE

JUL 27 11 59 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1640 07/27 0101 03CHECK 584.00

This is (un)improved property, known as 1735 North Observatory Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 25th day of July, 1988.

Virginia V. G. Sinclair
Virginia V. G. Sinclair

Ralph M. Sinclair, Jr.
Ralph M. Sinclair, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of July, 1988, before me personally appeared ~~Ralph M.~~ Sinclair, Jr. and wife, Virginia V. G. Sinclair, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

BOOK 7610 PAGE 870

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 175,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 25th day of July, 1988.

My Commission Expires: 10-24-88

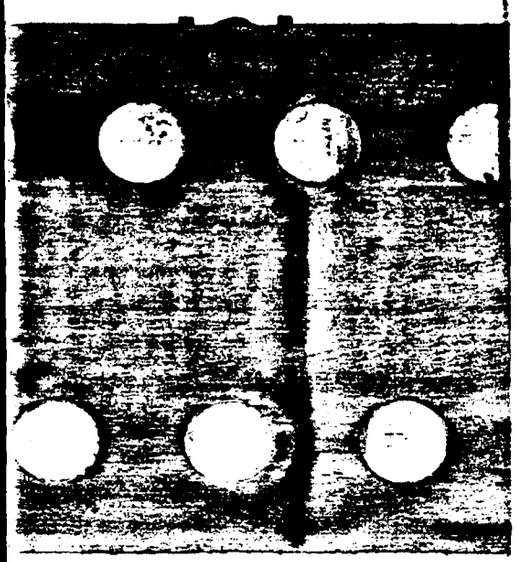
_____
Notary Public

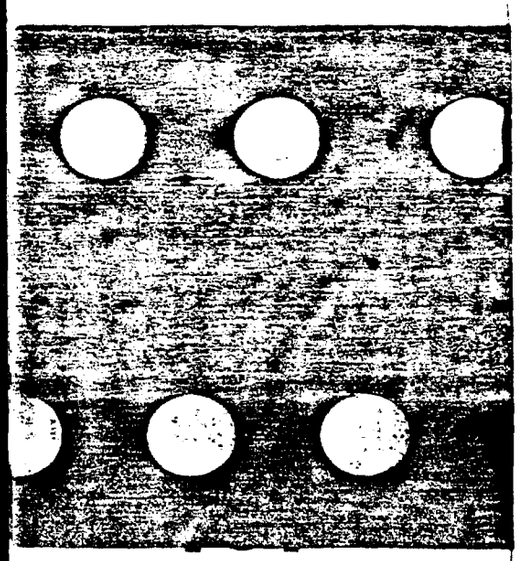
WARRANTY DEED

from:
Ralph M. Sinclair, Jr. and wife,
Virginia V. G. Sinclair

to:
Thomas J. Testerman and wife,
Cynthia P. Testerman

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7610 PAGE 871

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 175000.00
CON TX 577.50
PRFEE 0.50
MOEED 6.00
TOTAL 584.00
CHECK 584.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/27/88 01 12:01 0001 1640

5321.3

IDENTIFICATION REFERENCE

JUL 27 11 59 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117397