BOX 15

BOOK 7615 PAGE 908

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,285.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 19 88

Notary Public

MY COMMISSION EXPIRES: June 5, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joe M. McClellan, Jr. (NAME)	Leader Federal Mortgage, Inc. (NAME)	131-1
2319 Castleman Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	#85
Nashville, TN. 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38101-2926 (CITY) (STATE) (ZIP)	7DA-44400

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, WE, T. F. Dunham, Jr., unmarried and Thomas F. Dunham, III, Beneficiaries u/w Marie Dunham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe M. McClellan, Jr. and wife, Kathryn B. McClellan

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. 11, on the Plan of Russwood Heights, as shown on plat of record in Plat Book 2133, Page 12 and 13 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the property conveyed to T. F. Dunham and wife, Marie S. Dunham by Deed of Record in Book 5435, Page 114, Register's Office for Davidson County, Tennessee, both having since died, the said T. F. Dunham having predeceased his wife, The said Marie S. Dunham having devised her interest in said property to T. F. Dunham, Jr. and Thomas F. Dunham, III by Will probated in the Probate Court for Davidson County, Tennessee, and being in Will Book 163, Page 433, Register's Office for Davidson County, Tennessee.

And I, Debra J. Dunham, wife of the within Thomas F. Dunham, III, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest in said property by virtue of my marriage or otherwise.

5495 3

IDENTIFICATION REFERENCE

AUG 2 1 48 PM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

2767 08/02 0101 03CHECK 304.49

unimproved ( )
This is improved ( ) XX property, known as 2319 Castleman Drive, Nashville, TN. 37215
(House Number) (Street) (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 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 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 their hand s this 1st day of August, 19 88

T. F. Dunham Jr.
T. F. Dunham, Jr.

Thomas F. Dunham III
Thomas F. Dunham, III

Debra J. Dunham

STATE OF TENNESSEE
Davidson County

BOOK 7615 PAGE 909

Personally appeared before me, Larry L. Westbrook, a Notary Public in and for said County and State, the within named T. F. Dunham, Jr. and Thomas F. Dunham, III, Beneficiaries u/w Marie Dunham and Debra J. Dunham

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Commission expires June 5, 1989

Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

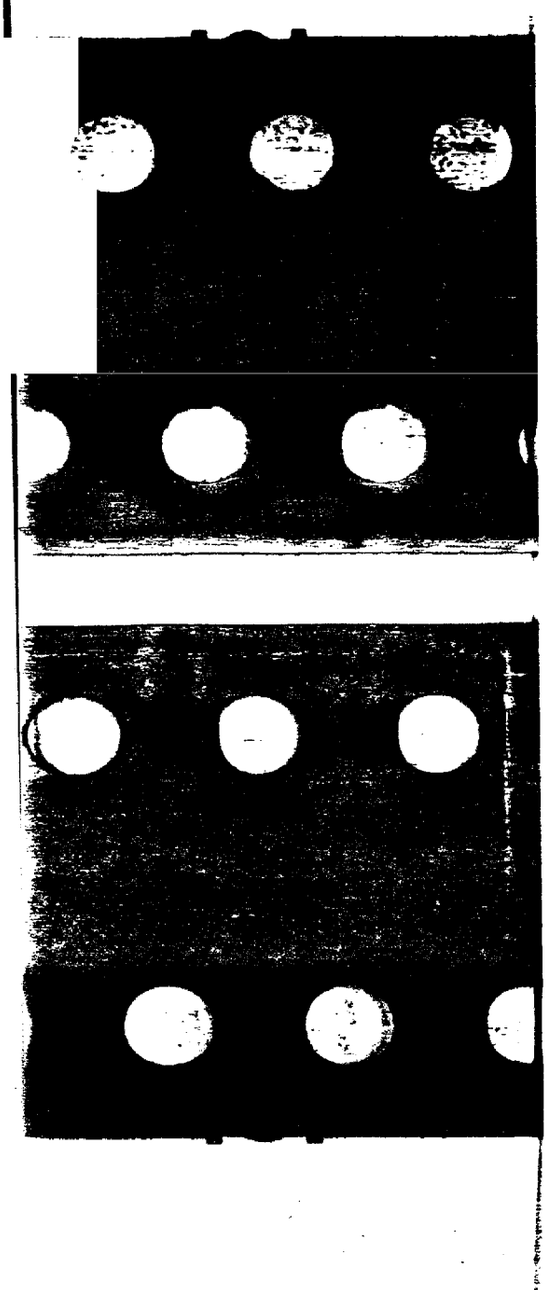
FROM

T. F. Dunham, Jr. and Thomas F. Dunham, III, Beneficiaries u/w Marie Dunham

TO

Joe M. McClellan, Jr. and wife, Kathryn B. McClellan

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7615 PAGE 910

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 90285.00
				CON TX 297.99
				PRFEE 0.50
				WDEED 6.00
				TOTAL 304.49
				CHECK 304.49
08/02/88	01			13:52 0001 2767

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 4 9 5 3

IDENTIFICATION REFERENCE

AUG 2 1 40 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 119368