FILE BOX 61

FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 88

Notary Public

MY COMMISSION EXPIRES: 3/16/91

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
WALT, DYER & JAMES, ATTYS., Suite 130, One Burton Hills Blvd.,Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger L. Graham (NAME)	Leader Federal Mortgage, Inc. (NAME)	172-8-60
6001 Hawkdale (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	
Nashville, TN 37013 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	

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, William L. McSpedden and wife, Evelyn Marie McSpedden

WLM X

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger L. Graham and wife, Joyce A. Graham

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. 23 on the Plan of Forrest Acres Estates, Section 2, as shown on plat of record in Plat Book 4175, Page 128, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to William L. McSpedden and wife, Juanita L. McSpedden by deed of record in Book 4762, Page 83, said Register's Office. The said William L. McSpedden and Juanita L. McSpedden are now divorced. Evelyn Marie McSpedden, wife of William L. McSpedden, joins in this conveyance to convey any interest she may have in the property, particularly marital interest.

Juanita L. McSpedden filed a chapter 7 voluntary bankruptcy petition December 15, 1987 in the U. S. Bankruptcy Court for the Northern District of Georgia, Atlanta Division, Case #A87 09879-ADK. Roger W. Moister, Jr. was appointed interim trustee, and trustee, and this sale is made pursuant to Court Order entered June 7, 1988 by A.D. Kahn, Judge, United States Bankruptcy Court.

54 17.

IDENTIFICATION

AUG 3 1 59 PM '88

FILED IN WILSON REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (✓) property, known as 6001 Hawkdale Nashville, TN 37013
(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 my hand this 30 day of July, 1988

William L. McSpedden

Evelyn Marie McSpedden

WLM X

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. McSpedden

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 26th day of July 19 88

Commission expires 3/26/92

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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 _____

3269 08/03 0101 03CHECK 278.7

Notary Public

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

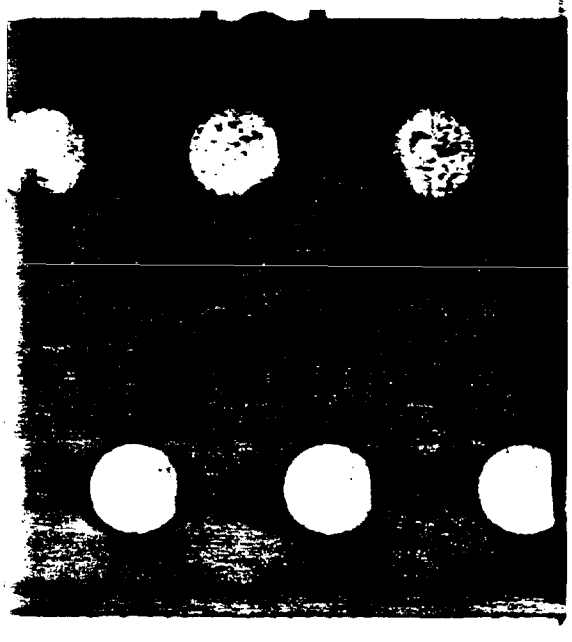
Notary Public

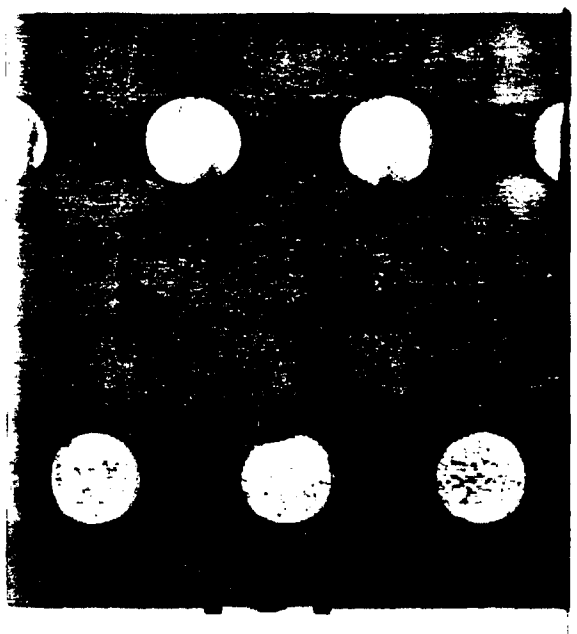
STATE OF TEXAS
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary PUblic in and for said County and State, the within named Evelyn Marie McSpedden, the barginor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Dallas, Texas, this 26th day of July, 1988.

My commission expires: 3/26/92

Evelyn L. McSpedden
Notary Public





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5541.7

IDENTIFICATION REFERENCE

AUG 3 1 59 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

CAMT	82500.00
CON TX	272.25
PRFEE	0.50
WDEED	6.00
TOTAL	278.75
CHECK	278.75

08/03/88 01 14:03 0001 3269

No. 119867