file box 8/jcb

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
David L. Zealear
6837 Pennywell Drive
Nashville, TN 37205

MORTGAGEE:
Leader Federal Mortgage, Inc.

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

MAP-PARCEL NUMBERS:
115-5
44
8DZ 64575

WARRANTY DEED

BOOK 7639 PAGE 467

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,

James A. Gilmer, Jr. and wife, Carolyn B. Gilmer

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David L. Zealear, unmarried

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. 140 on the plan of West Meade Hills, Section 5, of record in Book 3300, Page 98, Register's Office for said County.

SAID Lot No. 140 fronts 125.0 feet on the westerly margin of Pennywell Drive and extends back 557.43 feet on the northerly line and 557.1 feet on the southerly line to a dead line in the rear, measuring 125.1 feet thereon.

BEING the same property conveyed to James A. Gilmer, Jr. and wife, Carolyn B. Gilmer, by deed from Paul W. Meyer and wife, Mary Yonker Meyer, of record in Book 5335, Page 285, Register's Office for Davidson County, Tennessee.

This is (~~an~~) improved property, known as 6837 Pennywell Drive, Nashville, TN 37205.

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 29th day of August, 19 88.

Carolyn B. Gilmer

James A. Gilmer, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of August, 19 88, before me personally appeared James A. Gilmer, Jr. and wife, Carolyn B. Gilmer, 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: Oct 9, 1991

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___.

_____
Notary Public

My Commission Expires:_____

BOOK 7639 PAGE 468

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 145,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 29th day of August, 1988.

_____
Notary Public

My Commission Expires: Oct 9, 1991

NOTARY PUBLIC AT LARGE STATE OF TN

Aug 30 12 04 PM '88

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

63181

WARRANTY DEED

from:
James A. Gilmer, Jr. and wife,
Carolyn B. Gilmer

to:
David L. Zealear, unmarried

2281 08/30 0101 CKCHECK 485.00

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27803

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7639 PAGE 469

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	145000.00
CON TX	478.50
PRFEE	0.50
WDEED	6.00
TOTAL	485.00
CHECK	485.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/30/88 01 12:07 0001 2281

63181

IDENTIFICATION REFERENCE

AUG 30 12 06 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 128776