FORM No. WD-1

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88500.00

Randi Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 19 88

Notary Public

MY COMMISSION EXPIRES: 5-8-91

(AFFIX SEAL)

BOOK 7640 PAGE 290

THIS INSTRUMENT WAS PREPARED BY

EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	NAME / SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randi Brooks (NAME)	Leader Federal Mortgage, Inc. (NAME)	MAP 108-4
1064 Fitzpatrick Road (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	PARCEL 181
Nashville, Tennessee 37214 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38103 (CITY) (STATE) (ZIP)	3D-92181

FOR AND 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, Frank Batson Quality Homes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randi Brooks and wife, Lisa H. Brooks

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.

Being Lot No. 359 on the Plan of Larchwood, Section Seven of record in Plat Book 6900, page 274, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the part of the same property conveyed to Frank Batson Quality Homes by deed from James M. Fischer, Jr. and wife, Charlotte L. Fischer of record in Book 7502, page 394 and rerecorded in Book 7602, page 456, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 7216, page 574 Register's Office for said County.

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
Aug 31 8 06 AM '88

IDENTIFICATION REFERENCE

93385

unimproved ( ) This is improved (XX) property, known as 1064 Fitzpatrick Road, Nashville, Tennessee 37214
(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 29th day of August, 19 88

Frank Batson Quality Homes
By: Frank C. Batson, Pres.

Frank C. Batson, President

BOOK 7640 PAGE 291

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson and XXX with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and XXX respectively of the Frank Batson Quality Homes the within named bargainor, and corporation, and that he as such President and XXX being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Frank C. Batson as such President, and attesting the same by the said XXXXXXXXXXXXXXXXXXXXXXXX as such _____

Witness my hand and official seal at office at Nashville on this the 29th day of August 19 88

My commission expires 5-8-91

Notary Public

WARRANTY DEED

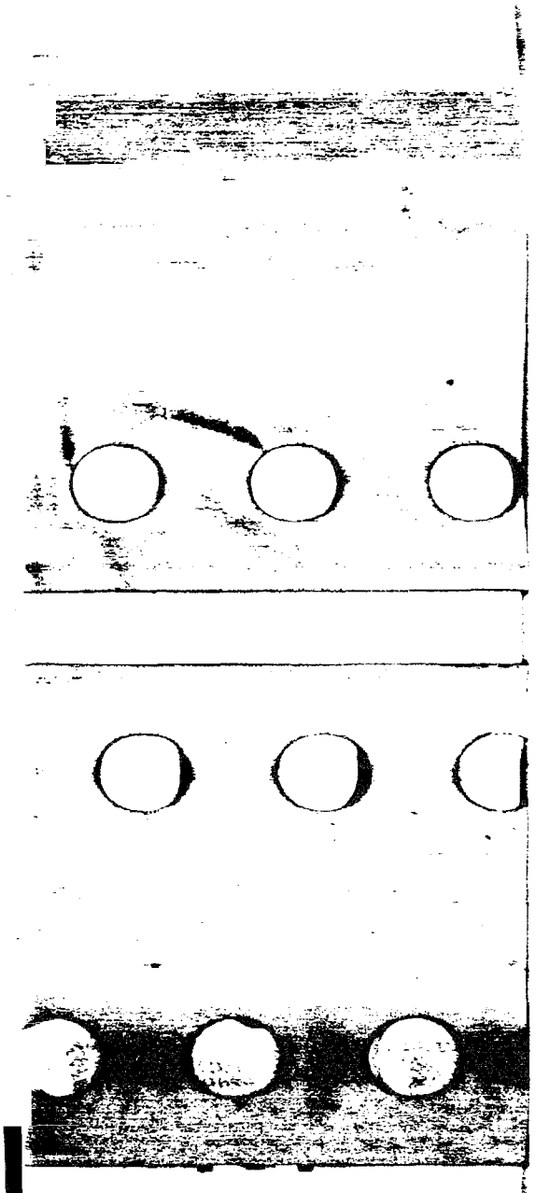
FROM
Frank Batson Quality Homes

TO
Randi Brooks and wife, Lisa H. Brooks

RETURN TO:
CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

EDWARD SEDDON
ATTORNEY AT LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214

2496 08/31 0101 03CHECK 298.55



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7640 PAGE 292

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 88500.00
CON TX 292.05
PRFEE 0.50
WDEED 6.00
TOTAL 298.55
CHECK 298.55

08/31/88 01 08:07 0001 2496

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6338.5

IDENTIFICATION REFERENCE

AUG 31 8 06 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 128989