BOX 15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: October 19, 1988

(AFFIX SEAL)

BOOK 7646 PAGE 320

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:
Gregory C. Sephel (NAME)	Leader Federal Mortgage, Inc. (NAME)	129-1-48
6577 Jocelyn Hollow Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	
Nashville, TN 37205 (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, Lionel B. Watkins, Jr. and wife, Novetta L. Watkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory C. Sephel and wife, Stephanie L. Roth

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. 773, on the Plan of West Meade Farms, Inc., Section VIII, as shown on plat of record in Plat Book 2331, pages 14 and 15, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Lionel B. Watkins, Jr. and wife, Novetta L. Watkins by deed of record in Book 6202, page 426, Register's Office for Davidson County, Tennessee.

65438

IDENTIFICATION REFERENCE

Sep 7 12 38 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

4629 09/07 0101 03CHECK 513.05

This is unimproved ( )
This is improved (XX) property, known as 6577 Jocelyn Hollow Road, Nashville, TN 37205
(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 hands this 1st day of September, 19 88

Lionel B. Watkins, Jr.

Novetta L. Watkins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lee E. Cranford, a Notary Public in and for said County and State, the within named Lionel B. Watkins, Jr. and wife, Novetta L. Watkins

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 1st day of September 1988.

Commission expires October 19, 1988

Lee E. Cranford
Notary Public

LEE E. CRANFORD NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

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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) (his oath) acknowledged (themselves) (himself) 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 _____

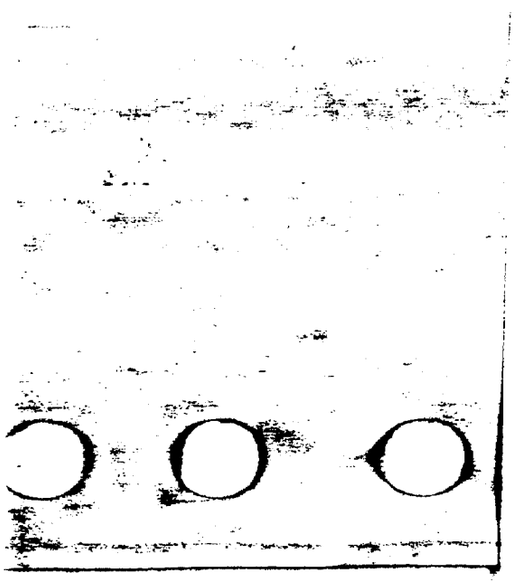
_____
Notary Public

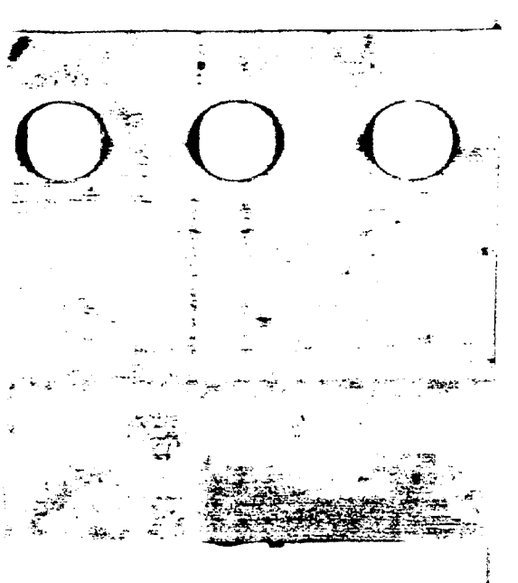
WARRANTY DEED

FROM
Lionel B. Watkins, Jr. and wife,
Novetta L. Watkins

TO
Gregory C. Sephel and wife,
Stephanie L. Roth

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 _____

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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

CAMT 153500.00
CON TX 506.55
PRFEE 0.50
MDEED 6.00
TOTAL 513.05
CHECK 513.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/07/88 01 12:38 0001 4629

6543.8

IDENTIFICATION REFERENCE

SEP 7 12 38 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 131682