BOX

BOOK 7772 PAGE 959

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,000.00

John W. Hayhurst
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February, 19 89.

Larry L. Westbrook
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
John W. Hayhurst (NAME)	Leader Federal Mortgage, Inc. (NAME)	142-9E
1317 General George Patton (STREET ADDRESS OR ROUTE NUMBER)	Rd P.O. Box 2926 (STREET ADDRESS)	#103
Nashville, TN 37221 (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, David F. Clemons and wife, Anna C. Clemons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Hayhurst and wife, Sondra T. Hayhurst

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 Unit No. 1317, together with the carport designated No. 1317-C, on the Plan of Section Seven, Phase One River Plantation, according to the Master Deed of record in Book 6226, page 9, in the Register's Office of Davidson County, Tennessee, and Plan in Book 5200, pages 705 and 706 in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David F. Clemons and wife, Anna C. Clemons by deed of record in Book 6465, page 124, Register's Office for Davidson County, Tennessee.

09097

IDENTIFICATION

Feb 15 2 11 PM '89

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

7364 02/15 0101 03CHECK 346.40

This is unimproved ( ) improved (X) property, known as 1317 General George Patton Rd, Nashville, TN 37221
(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 13th day of February, 19 89

David F. Clemons

Anna C. Clemons

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Larry N. Westbrook, a Notary Public in and for said County and State, the within named David F. Clemons and wife, Anna C. Clemons

the bargainor**s**, 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 13th day of February 19 89.

Commission expires June 5, 1989

Larry N. Westbrook
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) (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 _____

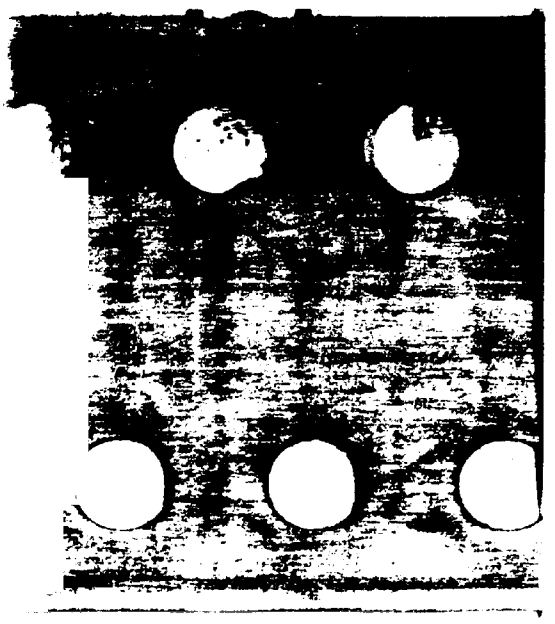
_____
Notary Public

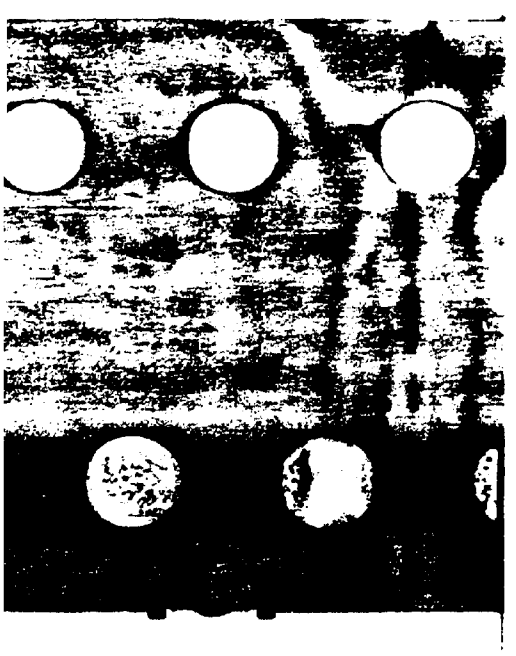
WARRANTY DEED

FROM
David F. Clemons and wife, Anna C. Clemons

TO
John W. Hayhurst and wife, Sondra I. Hayhurst

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 103000.00
CON TX 339.90
PRFEE 0.50
WDEED 6.00
TOTAL 346.40
CHECK 346.40

02/15/89 01 14:12 0001 7364

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09097

TENNESSEE

Feb 15 2 11 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 181829