THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 7781 PAGE 763

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TIM LEFFEL	GMAC Mortgage Corporation	MAP 94-02
(NAME)	(NAME)	
1811 Long Avenue	8360 Old York Road	PARCEL 99
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206	Elkins Park, PA 19117-1590	23W 02235
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of THIRTY ONE THOUSAND NINE HUNDRED THIRTY THREE AND 53/100---------- *Dollars,*

JERRY W. NEWMAN, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said TIM LEFFEL, unmarried

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows

BEING Lot No. 164, Edgefield Land Company's First Subdivision as recorded in Book 57, page 130 of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jerry W. Newman and wife, Alice P. Newman by deed from Odis M. Bruce, unmarried of record in Book 6953, page 53, Register's Office for Davidson County, Tennessee; the said Alice P. Newman having since died.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Homeland Mortgage Corporation of record in Book 6584, page 375, said Register's Office, the said Deed of Trust having since been assigned by instrument of record in Book 6953, page 54, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31,933.53

Affiant

Subscribed and sworn to before me this the 14th *day of* February *19* 89

My commission expires March 11, 1990 *(Affix Seal)*

Notary Public

This is improved (XX) unimproved ( ) property, known as 1811 Long Avenue, Nashville, Tennessee 37206
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 14th *day of* February *19* 89 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

TIM LEFFEL - Grantee

JERRY W. NEWMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* TIM LEFFEL, unmarried

the within named bargainor, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 14th *day of* February 19 89.

Commission expires 3/11/90 Mitchell A. Watts *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, 19____.

_____ *Notary Public*

Commission expires _____

STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State JERRY W. NEWMAN, unmarried, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Birmingham, Alabama, this the 22 day of February, 1989.

Bernice J. Victory
Notary Public

My commission expires: 2-10-89

WARRANTY DEED

FROM

JERRY W. NEWMAN, unmarried

TO

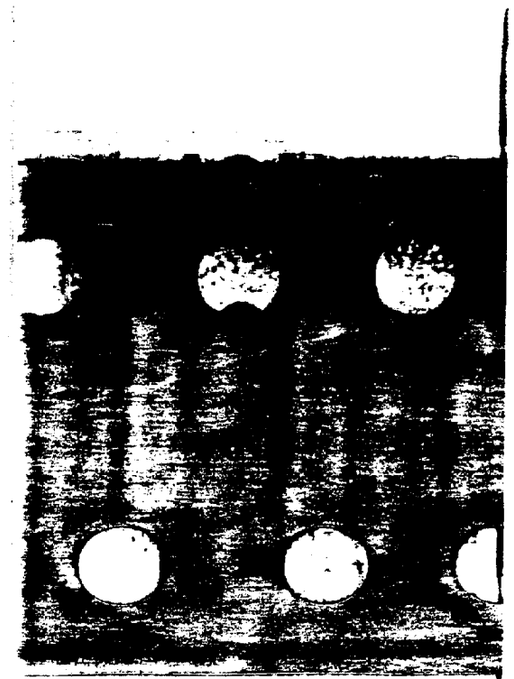
TIM LEFFEL, unmarried

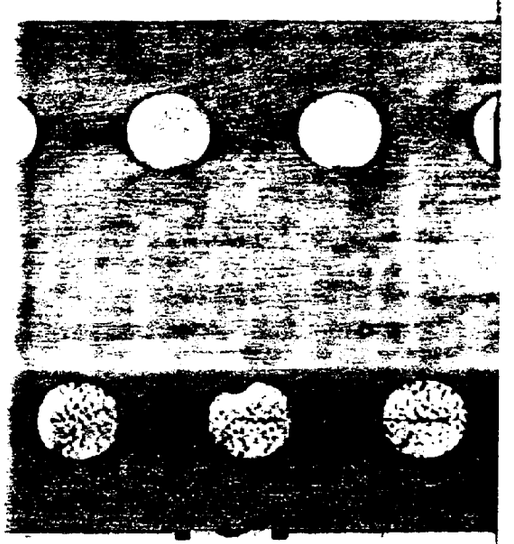
FEB 28 1 35 PM '89
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

1101 02/28 0101 03CHECK 111.77

IDENTIFICATION REFERENCE

12227





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 31933.53
CON TX 105.27
PRFEE 0.50
WDEED 6.00
TOTAL 111.77
CHECK 111.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/28/89 01 13:38 0001 1101

12287

IDENTIFICATION REFERENCE

Fee 28 1 36 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 185522