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FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,500.00

Gregory Scott McPeak
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 19 89

Notary Public

MY COMMISSION EXPIRES: 11-12-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Walt, Dyer & James Attys., Suite 130, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Gregory Scott McPeak (NAME)	Leader Federal Savings & Loan Association (NAME)	
1139 Ardee Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	61-15-89
Nashville, TN 37216 (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, Tommy T. Lee and wife, Oneta F. Lee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory Scott McPeak and Kathryn Gail Baldwin, husband ~~an~~ wife, as Tenants By The Entireties

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. 18 and part of Lot No. 19 on the Plan of Resubdivision of Sunnymeade, Block C, as shown on plat of record in Plat Book 974, Page 56, Register's Office for Davidson County, Tennessee.

TRACT I: Being Lot No. 18 on the Plan of Resubdivision of Sunnymeade, Block "C" as of record in Book 974, Page 56, said Register's Office.

SAID Lot No. 18 fronts 50 feet on the northerly side of Ardee Avenue and extends back 229.8 feet on the westerly line and 231.5 feet on the easterly line to a dead line measuring 50 feet thereon.

TRACT II: Being the westerly 25 feet of Lot No. 19, Block "C", in the Map of the Re-Subdivision of Sunnymeade, as of record in Book 974, Pages 56 & 57, Register's Office for said County.

SAID Part of Lot No. 19 fronts 25 feet on the northerly side of Ardee Avenue and runs back 231.5 feet on the westerly line and 232.75 feet on the easterly line to a dead line on which it measures 25 feet.

BEING the property conveyed to Tommy T. Lee and wife, Oneta F. Lee by deed of record in Book 7522, Page 662, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 1139 Ardee Avenue, (House Number) (Street) Nashville, TN 37216 (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 our hand s this 28th day of February, 19 89

~~Tommy T. Lee~~ Tommy T. Lee

Oneta F. Lee

Oneta F. Lee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tommy T. Lee and wife, Oneta F. Lee

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 19 89

Commission expires 11-12-89

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

_____

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

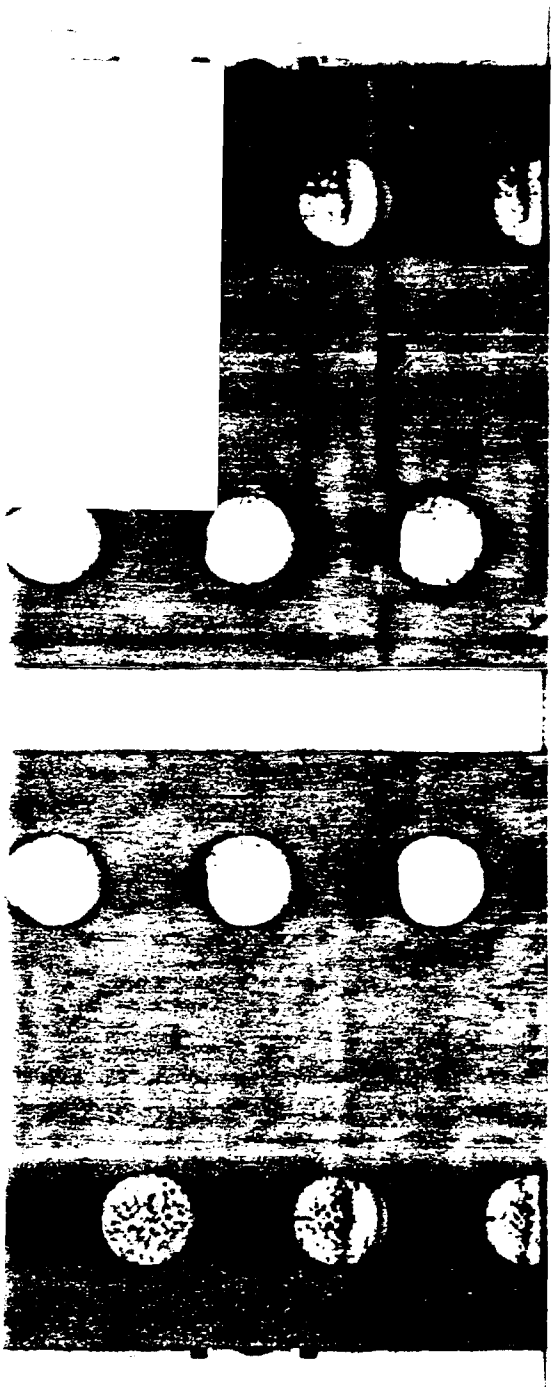
_____
Notary Public

RECEIVED & RECORDED
DAVIDSON COUNTY, TN
MAR 1 1 43 PM '89
REGISTER'S OFFICE

TENNESSEE REFERENCE

1341 03/01 0101 03CHECK 189.65

12652



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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	55500.00
CON TX	183.15
PRFEE	0.50
MTGFEE	6.00
TOTAL	189.65
CHECK	189.65

03/01/89 01 13:45 0001 1341

12652

IDENTIFICATION REFERENCE

MAR 1 1 46 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON CO. TN

No. 185930