FORM NO. WD-1 REV. 10-86

BOOK 7796 PAGE 761

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 19 89

Notary Public

MY COMMISSION EXPIRES: 11-12-92

(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
William A. Thomas (NAME)	Leader Federal Savings & Loan Association (NAME)	
1213 Clubhouse Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	162-16-19
Antioch, TN 37013 (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, HPI Investments, a Tennessee Partnership composed of Garry Zeitlin, Richard I. Zeitlin, and Todd P. Zeitlin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Thomas and wife, Rhonda K. Thomas

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 ot No. 28A, on the Plan of Lots 21 thru 31, Zone Lot Division, Hickory Park Villas, Section One, as shown on plat of record in Plat Book 6250, Page 314, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to HPI Investments, a Tennessee Partnership composed of Gary Zeitlin, Richard I. Zeitlin and Todd P. Zeitlin by deed of recor in Book 6692, Page 884, said Register's Office.

17.831.

IDENTIFICATION REFERENCE

MAR 20 10 56 AM '89

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

7334 03/20 0101 03CHECK 237.17

This is unimproved ( ) improved ( ) property, known as 1213 Clubhouse Lane, (House Number) (Street) Antioch, TN 37013 (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 16th day of March, 19 89

HPI Investments

By: Garry Zeitlin, Partner

Garry Zeitlin, Partner

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 Garry Zeitlin, a partner of HPI Investments, a Tennessee Partnership composed of Garry Zeitlin, Richard I. Zeitlin and Todd P. Zeitlin

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16 day of March 1989

Commission expires 11-12-89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Garry Zeitlin and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Partner and _____ respectively of the HPI Investments, a Tennessee Partnership the within named bargainor, a corporation, and that (he) as such Partner 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 Garry Zeitlin as such Partner, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 16th day of March, 19 89

My commission expires 11-12-89

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

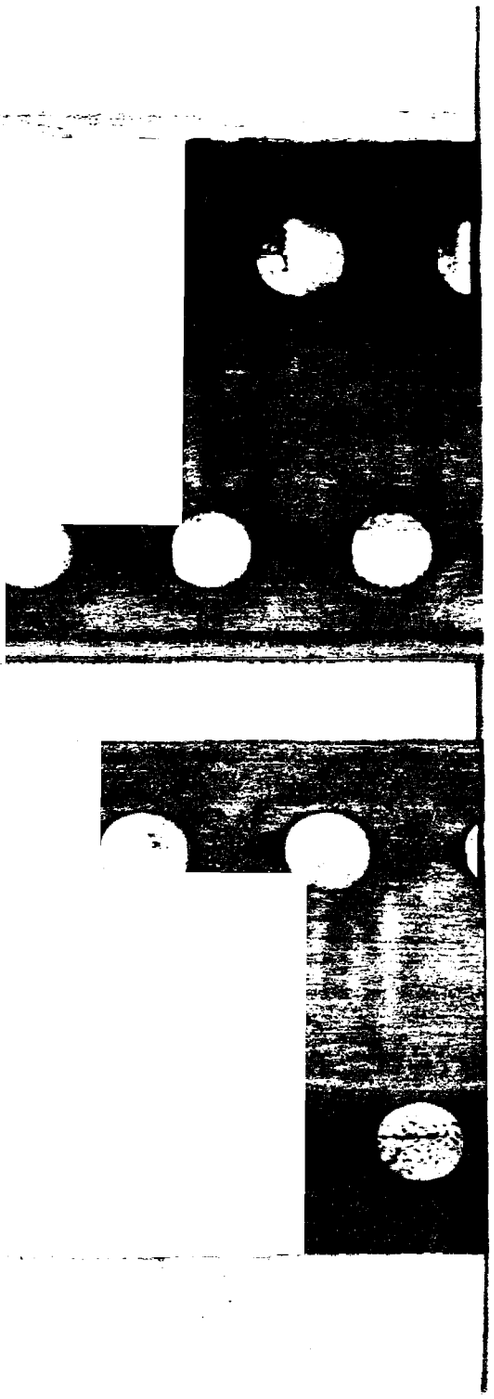
_____

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



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	69900.00
CON TX	230.67
PRFEE	0.50
WDEED	6.00
TOTAL	237.17
CHECK	237.17

03/20/89 01 11:00 0001 7334

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17831

IDENTIFICATION REFERENCE

Mar 20 10 56 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191850