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File in Box #4
FORM NO. WD-1
#89-6-13

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

John L. Walther Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 1989.

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Peter Weiss, Attorney, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
JOHN LEONARD WALTHER, JR. (NAME)	THE LEADER MORTGAGE COMPANY (NAME)	Map 88-9
1415 Woodland Street (STREET ADDRESS OR ROUTE NUMBER)	1015 Euclid Avenue, Suite 650 (STREET ADDRESS)	Parcel 409
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Cleveland, Ohio 44115 (CITY) (STATE) (ZIP)	FB# 23W-6935

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, MONICA L. LESTER and JESSICA M. LESTER, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Leonard Walther, Jr., and wife, Mary Louise Walther, as tenants by the entirety

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. 8 on the Plan of A.V.S. Lindsley Subdivision of a 29 acre tract, of record in Book 57, Page 66, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Monica L. Lester and Jessica M. Lester, by Deed from Donald P. Kobielush, a single person, and Bert Larsson and wife, Lisa Larsson, of record in Book 7000, Page 722, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantees herein.

AS part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain Note executed by Monica L. Lester and Jessica M. Lester, to Covenant Mortgage Corporation in the original principal amount of $66,224.00 of record in Book 7000, Page 725, Register's Office for Davidson County, Tennessee. Assigned to The Leader Mortgage Company by instrument of record in Book 7025, Page 999, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (XX) improved property, known as 1415 Woodland Street, Nashville, TN 37206
(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 28th day of June, 19 89

Monica L. Lester
MONICA L. LESTER

Jessica M. Lester
JESSICA M. LESTER

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named MONICA L. LESTER and JESSICA M. LESTER, both unmarried

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 28th day of June, 19 89.

Notary Public

Commission Expires November 10, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

MONICA L. LESTER and JESSICA M. LESTER, both unmarried

TO

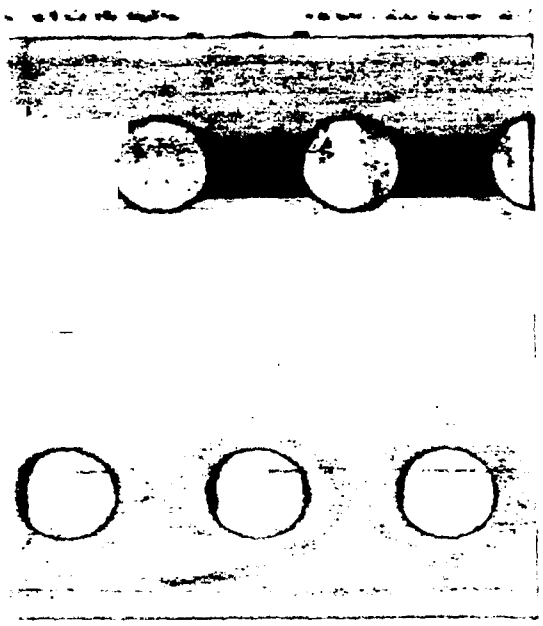
JOHN LEONARD WALTHER, JR. and wife, MARY LOUISE WALTHER

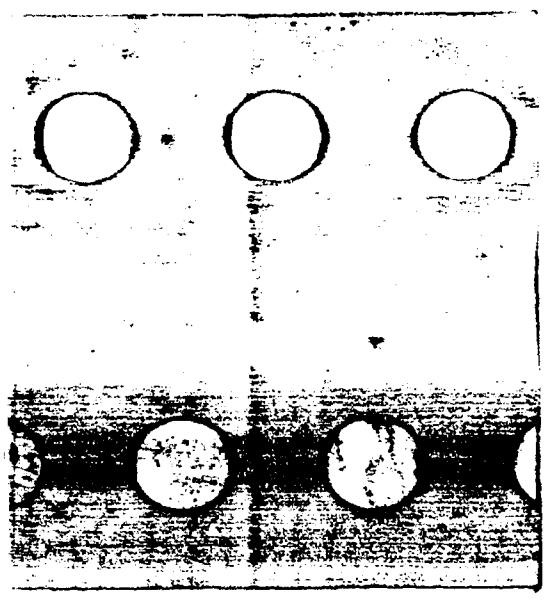
45528

Jun 29 3 16 PM '89

0308 06/29 0101 03CHECK 290-30

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201





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 86000.00
CON TX 283.80
PRFEE 0.50
WDEED 6.00
TOTAL 290.30
CHECK 290.30
06/29/89 01 15:19 0001 030

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45528

JUN 29 3 17 PM '89

No. 224585