BOOK 7883 PAGE 703

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

x [signature] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July, 19 89

[signature] Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013

NAME AND ADDRESS		MAP-PARCEL NUMBERS
ADDRESS NEW OWNER (S) AS FOLLOWS: Michael O. Leckie (NAME)	Mortgagee: and Send Tax Bill To: Dominion Bankshares Mortgage Corporation (NAME)	148-14-0
305 Colemont Terrace (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 12701 (STREET ADDRESS)	261.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Roanoke, VA 27024-2701 (CITY) (STATE) (ZIP)	OSDU 52571

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, Kenneth Alfred Rowland and wife, Denise Rowland and Mary Evelyn Thomason Rowland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael O. Leckie and wife, Judy R. Leckie

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. 107 on the Plan of Haywood Forest - Section Three of record in Book 5200, Page 245, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kenneth Alfred Rowland and Mary Evelyn Thomason by deed from Bob Potter Company, of record in Book 5621, Page 409, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

47525

IDENTIFICATION

JUL 7 1 33 PM '89

FEES / WILSON TENNESSEE DAVIDSON CO.

3099 07/07 0101 03CHECK 162.10

This is unimproved (XX) improved ( ) property, known as 305 Colemont Terrace, Antioch, TN 37013
(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 our hands this 3rd day of July, 19 89

[signature] [signature]
Kenneth Alfred Rowland Denise Rowland

[signature]
Mary Evelyn Thomason Rowland

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Alfred Rowland and wife, Denise Rowland and Mary Evelyn Thomason Rowland

the bargainors, 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 Antioch, Tennessee, this 3rd day of July, 19 89.

Notary Public

Commission Expires October 9, 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

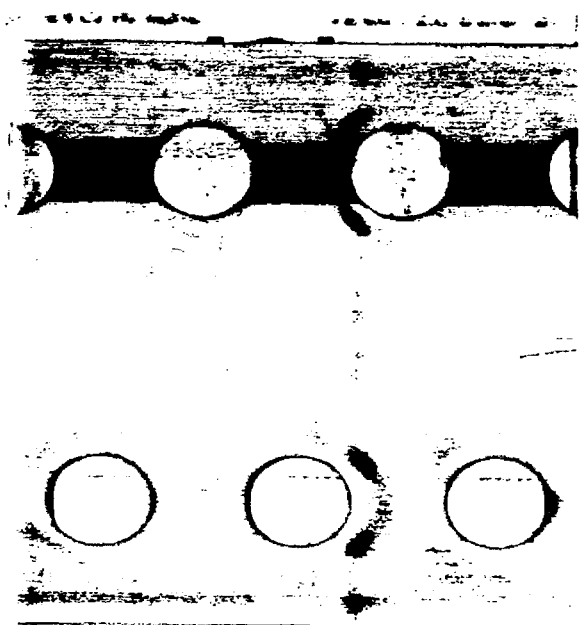
FROM

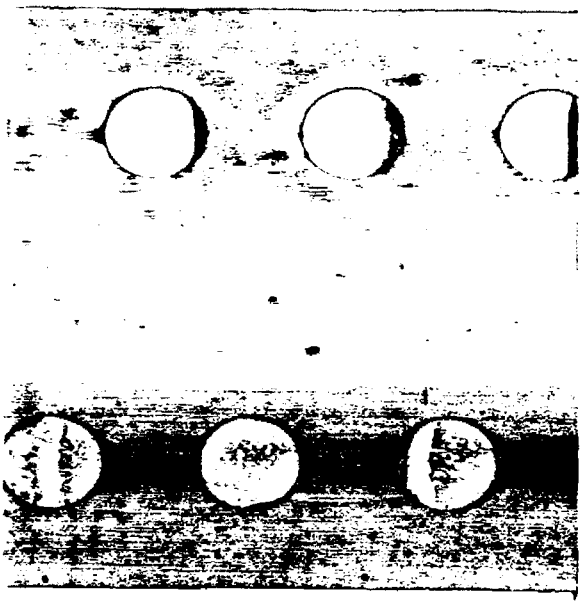
Kenneth Alfred Rowland and wife, Denise Rowland and Mary Evelyn Thomason Rowland

TO

Michael O. Leckie and wife, Judy N. Leckie

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697





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 47000.00
				CON TX 155.10
				PRFEE 1.00
				MDEED 6.00
				TOTAL 162.10
				CHECK 162.10

07/07/89 01 13:36 0001 3099

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47525

IDENTIFICATION REFERENCE

JUL 7 1 33 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 226810