THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
John T. Leeman 606 Ashley Court Nashville, TN 37211	Lumberman's Investment Corporation P.O. Box 40 Austin, TX 78767	Map 945 Parcel 29

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption by the Grantee of the balance of an indebtedness to Lumberman's Investment Corporation secured by a Deed of Trust of record in Book 5410 page 840 Register's Office for Davidson County, Tennessee,
I, Martha F. Rogers, unmarried,

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

John T. Leeman

hereinafter called the Grantee(s), 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. 25 on the plan of Section II, Shelby Heights, of record in Book 2854, page 5, Register's Office for said county.**
>
> **Said Lot No. 25 fronts 50 feet on the northerly margin of Davidson Street and 50 feet on the southerly margin of Ozark Street and extends back 145.5 feet on the easterly line and 146.1 feet on the westerly line.**
>
> **Being the same property conveyed to Martha F. Rogers by deed from Avco Financial Services of Tennessee, Inc., a Tennessee corporation, of record in Book 7673, page 168, Register's Office for Davidson County, Tennessee.**

unimproved ( )
This is improved (x) property, known as 1113 Davidson Street
Nashville, TN 37206

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 assigns, to warrant and defend title 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 4th **day of August, 1989.**

Martha F. Rogers
MARTHA F. ROGERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha F. Rogers, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of August, 1989.

My Commission Expires:
8-11-89

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $24,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of August, 1989.

My Commission Expires:
8-11-89

NOTARY PUBLIC

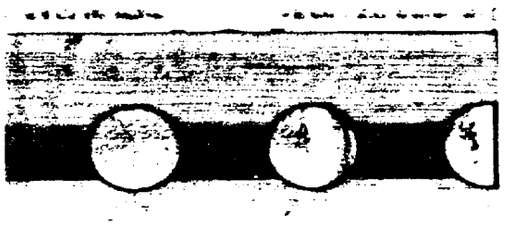
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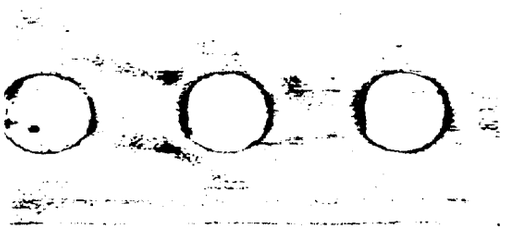
IDENTIF. TREFERENCE

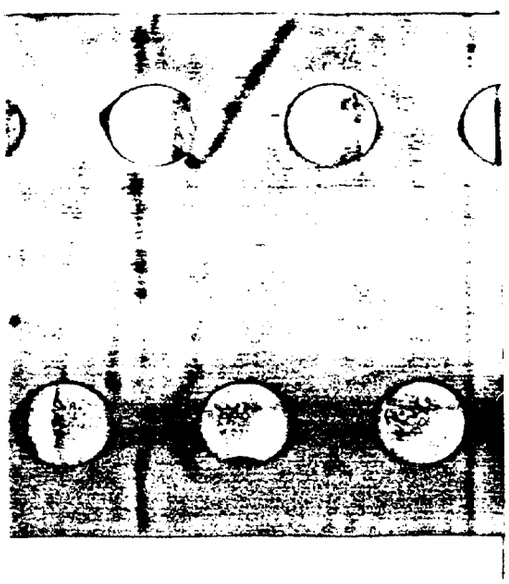
AUG 7 | 51 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

3299 08/07 0101 03CHECK 86.20







OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7908 PAGE 958

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	24000.00
CON TX	79.20
PRFEE	1.00
WDEED	6.00
TOTAL	86.20
CHECK	86.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/07/89 01 13:53 0001 3299

55749

IDENTIF. REFERENCE

AUG 7 1 51 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 236615