FILE BOX 61

BOOK 7964 PAGE 599 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 $ 99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 19 89

Notary Public

MY COMMISSION EXPIRES:

(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
Russell A. Zavitson (NAME)	Leader Federal Bank for Savings (NAME)	150-2-254
2964 Nautilus Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	
Nashville, Tennessee 37217 (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, Faxon Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell A. Zavitson and wife, Debbie D. Zavitson

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. 136, Revised Section Two of Harbor Gate, of record in Book 6250, page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING part of the same property conveyed to Faxon Homes, Inc. by deed from Leader Enterprises, Inc. of record in Book 7228, Page 569, said Register's Office for Davidson County, Tennessee.

Subject to any and all easements, restrictions, plats and other matters of record.

75443

IDENTIF. REFERENCE

Oct 20 10 46 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

7433 10/20 0101 03CHECK 335.35

This is (unimproved) (improved) (xx) property, known as 2964 Nautilus Drive, Nashville, Tennessee 37217
(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 my hand this 13th day of October, 19 89

Faxon ~~Homes, Inc.~~

By:

~~Kenneth M. Ballew, Authorized Agent~~

STATE OF TENNESSEE
Davidson County

BOOK 7964 PAGE 600

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kenneth M. Ballew and _____ with whom I am personally acquainted and who upon ~~(this oath)~~ ~~XXXXXXXXXXXX~~ ~~(himself)~~ ~~XXXXXX~~ (their several oaths) acknowledged ~~(themselves)~~ to be the Authorized Agent and _____ respectively of the Faxon Homes, Inc. the within named bargainor, a corporation, and that ~~(he)~~ ~~XX~~ ~~(they)~~ as such Authorized Agent 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 Kenneth M. Ballew as such Authorized Agent, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 13th day of October, 89

My commission expires 5-8-91

_____
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

_____

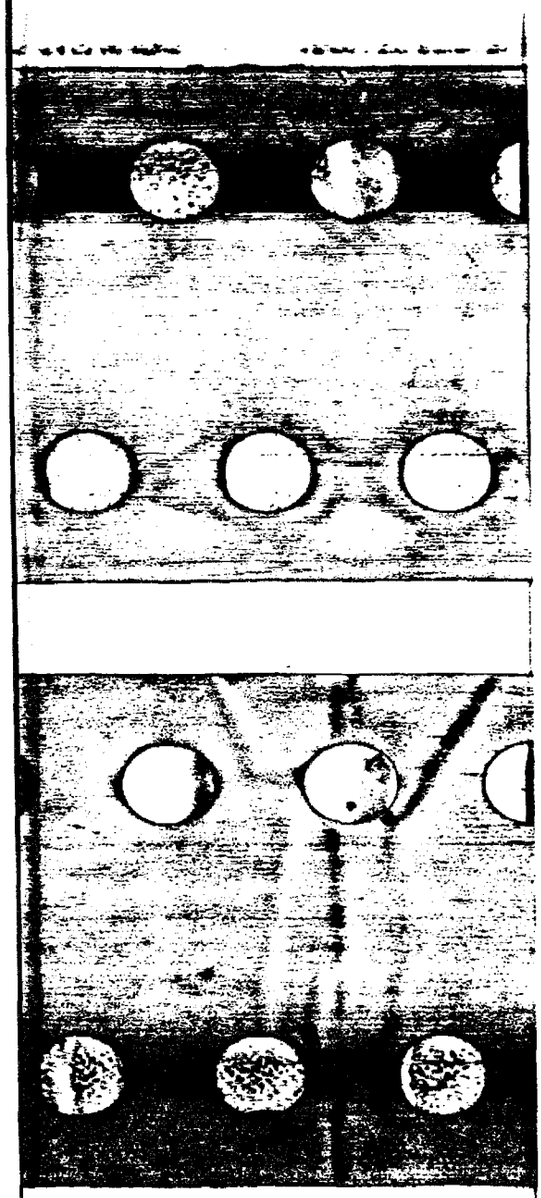
and is authorized by them to execute this instrument on their behalf, as their free act and deed.

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

_____
Notary Public

My commission expires:

_____



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

RECEIVED OF _____

FOR _____

BOOK 7964 PAGE 601

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 99500.00
				CON TX 328.35
				PRFEE 1.00
				WDEED 6.00
				TOTAL 335.35
				CHECK 335.35
10/20/89	01			10:49 0001 7433

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75443

IDENTIF. REFERENCE

OCT 20 10 46 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 259573