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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 93,792.64

Alice Louise Dunlap
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 89

Notary Public

MY COMMISSION EXPIRES: November 10, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alice Louise Dunlap (NAME)	The Leader Mortgage Co. (NAME)	42-15
109 S. Graycroft Avenue (ADDRESS)	1015 Euclid Ave. Room 650 (ADDRESS)	7 & 128
Madison, TN 37115 (CITY) (STATE) (ZIP)	Cleveland, Ohio 44115 (CITY) (STATE) (ZIP)	

FOR AND 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, Gilbert D. Hall and wife, Jo Ann Hall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alice Louise Dunlap

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:

SEE Attached for Legal Description

93350

IDENTIFICATION REFERENCE

JAN 3 8 40 AM '90

DAVIDSON COUNTY, TN

9549 01/03 0101 03CHECK 319.54

Except for a certain mortgage to Leader Mortgage Company recorded in Book 7240, Page 49, of the mortgage records of Davidson County, Tennessee. The unpaid balance of the grantees hereby jointly and severally assume and agree to pay as part of the consideration herein, the grantees also jointly and severally hereby assume the obligations of Hall, Gilbert D., under the terms of the instruments creating the loan to indemnify the Federal Housing Administration to the extent of any claim payment arising from the guarantee or insurance of the indebtedness above mentioned.

unimproved ( )
This is improved (X) property, known as 109 S. Graycroft Avenue, Madison, TN 37115
(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 hand s this 29th day of December, 19 89

Gilbert D. Hall

Jo Ann Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gilbert D. Hall and wife, Jo Ann Hall

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 29th day of December, 19 89.

Commission expires November 10, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Gilbert D. Hall and wife, Jo Ann Hall

TO
Alice Louise Dunlap

RETURN TO:
LAW OFFICE OF RICHARD MANSON
1314 Fifth Ave. North, Suite 300
Nashville, Tennessee 37208-2726

TRACT ONE:

Land in the 11th Civil District of Davidson County, tennessee, shown as part of an unnumbered tract on the unrecorded map of Marthonna and described as follows:

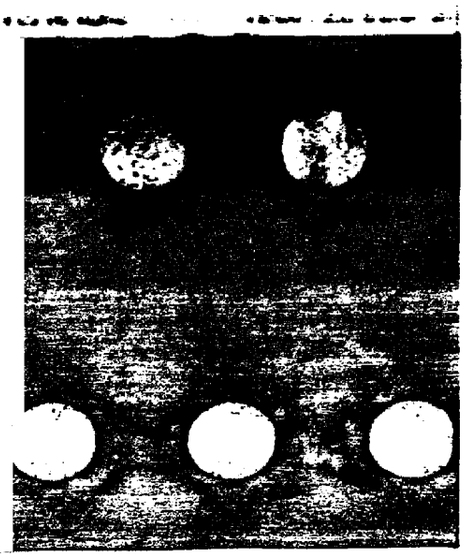
Beginning at a point in the east margin of Graycroft Avenue at the northwest corner of the property conveyed to Elsie O. Dunn, by deed from Cumberland Development Company, of record in Book 1970, page 585, Register's Office for said County, said point being 1,129.2 feet south of Old Hickory Blvd; thence with said Dunn's north line South 87°20'East 268.8 feet to the west line of Block c on said Plan, being at the common corner of Lots 56 & 57; thence along the west line of said block northerly 100 feet to the corner of Lots 52 & 53 on said Plan; thence North 87°20' West 268 feet to the east margin of Graycroft Avenue; thence with the margin of the same, southerly 100 feet to the point of beginning.

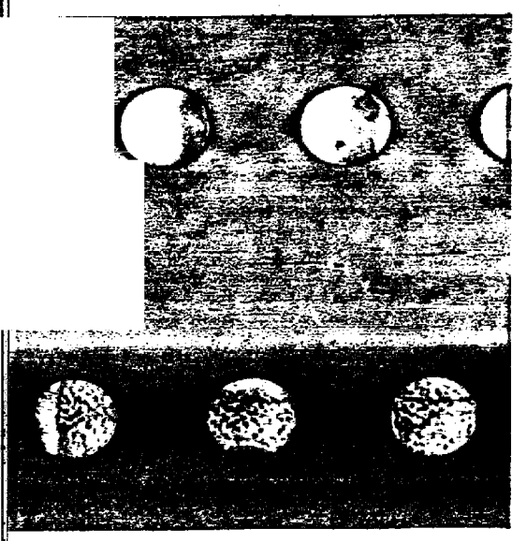
TRACT TWO:

Begin part of an unnumbered tract known as a part of Block "C" on the unrecorded Map of Marthona Subdivision, and described according to a copy of survey by Harvey Gee, Surveyor, dated March 19, 1951, as follows:

Beginning at an iron pin in the easterly margin of Graycroft Road, as extended, 950.5 feet south of the southwest corner of a tract conveyed to H. L. King and wife, by deed of record in book 1847, page 205, Register's Office for said County; thence south 87°20' East 268.8 feet to an iron pin at the common corner of Lots 56 & 57 of Block "C" of said Marthona Plan; thence along the westerly or rear line of Lots 57 & 58 of said block; south 2°53' West 50 feet to a point at the corner of Lots 58 & 59; thence North 87°20' West 268.7 feet, more or less, to a point in the easterly margin of Graycroft Road; thence with the margin of said Road, North 2°45' East 50 feet to the beginning.

Being the same property conveyed to Gilbert D.Hall and wife, JoAnn Hall by deed from Tyler G. Ford, III of record in Book 7747, page 227, Register's Office for Davidson County, Tennessee.





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 93792.64
CON TX 309.54
PRFEE 1.00
WDEED 9.00
TOTAL 319.54
CHECK 319.54

01/03/90 01 08:49 0001 9549

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93350

IDENTIFI REFERENCE

JAN 3 8 48 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 280707