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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$62,257.26 Anthony S. Leebrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF May, 1990.

Otis W Charlton
Notary Public

MY COMMISSION EXPIRES: 3/29/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GUARANTY TITLE AND ESCROW CO., 2711 MURFREESBORO RD. # 105 ANTIOCH, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Anthony S. Leebrick (NAME)	The Leader Mortgage Co. (NAME)	150-7-0
3145 Stoneybrook Circle (STREET ADDRESS OR ROUTE NUMBER)	1015 Euclid Avenue, Ste. 650 (STREET ADDRESS)	031.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Cleveland, OH 44115 (CITY) (STATE) (ZIP)	02D 70413

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, Richard L. Charlton et ux, Susan Charlton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony S. Leebrick

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. 51 on the Plan of Towne Village of the Country, Section 1, of record in Book 5200, Pages 55 and 56, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Richard L. Charlton, unmarried by deed from Jesse W. Rich and Jeffrey Wade Rich, of record in Book 7806, Page 895, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to The Leader Mortgage Company of record in Book 6924, Page 924, said Register's Office with a present unpaid balance of approximately $57,800.00, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Jesse W. Rich of record in Book 7806, Page 898 which the Grantees herein hereby assume and agree to pay.

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

unimproved / This is improved property, known as 3145 Stoneybrook Circle, 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 hand s this 1 day of May, 19 90

Richard L. Charlton — Richard L Charlton

Susan Charlton — Susan Charlton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard L. Charlton and Susan Charlton

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 Nashville, Tennessee, this 1 day of May, 1990.

Notary Public

Commission Expires 3/27/93

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
Richard L. Charlton

Susan Charlton

TO
Anthony S. Leebrick

Please Return to:
CENTURY 21 CHARLTON REALTY CO., INC.
461 Bell Road
Nashville, TN 37217

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

IDENTIFICATION REFERENCE

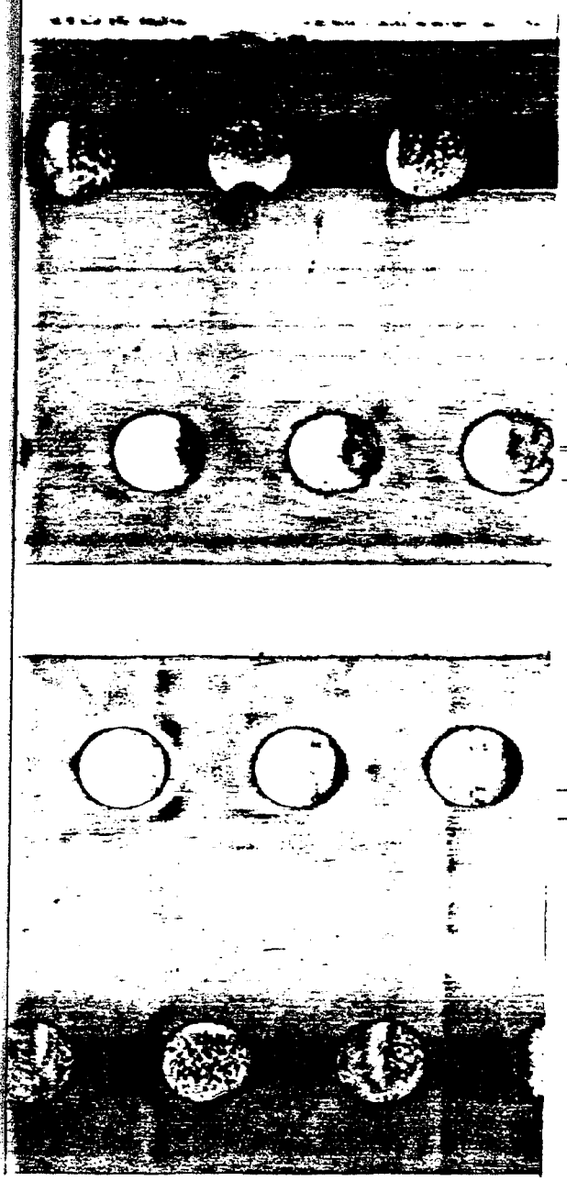
2 3 9 8 0

MAY 4 8 10 AM '90

DAVIDSON COUNTY, TN

3812 05/04 0101 03CHECK

212.59



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 62257.26
				CON TX 205.59
				PRFEE 1.00
				WDEED 6.00
				TOTAL 212.59
				CHECK 212.59
			05/04/90 01	08:18 0001 8812

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2398.0.

IDENTIFICATION REFERENCE

MAY 4 8 16 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 316298