FILE BOX 61

BOOK 8141 PAGE 681

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 $ 149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 90

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
Richard E. Patton (NAME)	Leader Federal Bank for Savings (NAME)	
7508 Staffordshire Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	141-15D-64
Nashville, TN 37221 (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, William M. Beavers and wife, Janet L. Beavers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard E. Patton and wife, Kathy J. Patton

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. 64 on the Plan of resub. of Lots 45, 46, 52, 53 & 61 thru 64 "Sheffield", on the Harpeth, Phase I, of record in Book 6900, page 352, said Register's Office, to which plan reference is hereby made for a more particular description.

SAID Lot No. 64 fronts a total of 80.42 feet on the east margin of Stafford Drive and runs back 130.00 feet on the north line and 131.20 feet on the south line to a line in the rear which measures 86.38 feet thereon.

BEING the same property conveyed to William M. Beavers and wife, Janet L. Beavers by deed of record in Book 7620, Page 363, said Register's Office.

37642

Jun 29 10 47 AM '90

This is unimproved ( ) improved (X) property, known as 7508 Staffordshire Drive, Nashville, TN 37221
(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 this 28th day of June, 19 90

William M. Beavers

Janet L. Beavers

STATE OF TENNESSEE
Davidson County

BOOK 8141 PAGE 682

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William M. Beavers and wife, Janet L. Beavers

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 20

Commission expires 11-27-93

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ 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

STATE OF TENNESSEE
Davidson County

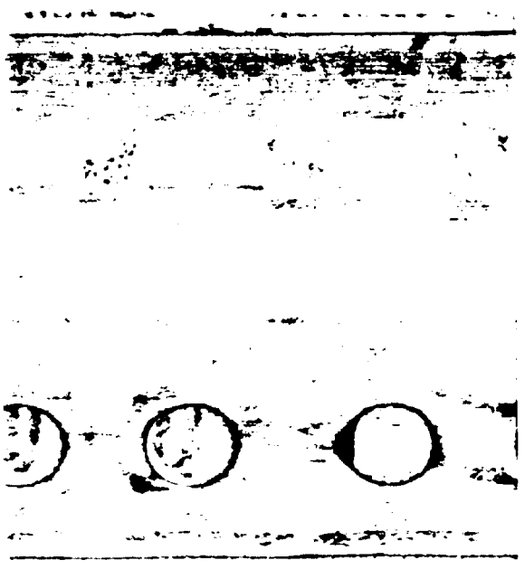
On this _____ day of _____, 19__, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

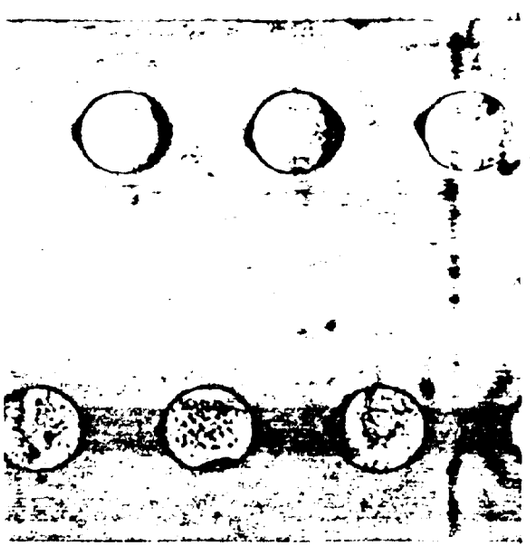
Witness my hand, at office, this _____ day of _____, 19__.

My commission expires:

Notary Public

5166 06/29 0101 03CHECK 498.75





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8141 PAGE 683

CO CONVEYANCE
MG MORTGAGE
WD WARRANTY DEED
TD TRUST DEED
CC CERTIFIED COPY
REL RELEASE
UCC UNIFORM COMMERCIAL CODE
MISC MISCELLANEOUS
COTx STATE TAX CONVEY
MOTx STATE TAX MORT
PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 149000.00	
			CON TX 491.70	
			PRFEE 1.00	
			MTGEED 6.00	
			TOTAL 498.70	
			CHECK 498.70	
06/29/90	01	10:49 0001 5166		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37.042

REGISTER'S OFFICE

JUN 29 10 47 AM '90

No. 332761