FILE BOX 61

FORM NO. WD-1 REV. 10-86

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER~~ IS $ 16,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 1990.

Notary Public

MY COMMISSION EXPIRES: 6-28-91

(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
Faxon Homes, Inc. (NAME)	Leader Federal Bank for Savings (NAME)	151-1A-161
3104 Kennebeck Pl (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, Tn. 38103 (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, Leader Enterprises, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Faxon Homes, Inc.

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. 161 on the Plan of Chatham Point of record in Book 6900, pages 444 through 447, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Leader Enterprises, Inc. by deed from Brunson/Gregg, a Tennessee General Partnership composed of William J. Gregg, Sr. and Robert B. Brunson to Leader Enterprises, Inc., of record in Book 7158, page 24, Register's Office for Davidson County, Tennessee.

6974 IDENTIF. TREFERENCE Nov 2 1 43 PM '90 FELIX Z. KRUSON CLERK & MASTER DAVIDSON COUNTY TN.

3973 11/02 0101 03CHECK 59.80

This is unimproved ( ) improved (X) property, known as 3104 Kennebeck Place, Antioch, Tennessee 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 my hand this 31st day of October, 19 90

Leader Enterprises, Inc.

James A. Waechter, III

Authorized Agent

STATE OF TENNESSEE
Davidson County

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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 James A. Waechter, III and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Authorized Agent and _____ respectively of the Leader Enterprises, Inc. the within named bargainor, a corporation, and that (he) as such Authorized Agent and _____ (they) being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said James A. Waechter, III as such Authorized Agent, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 31st day of October, 90

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

_____

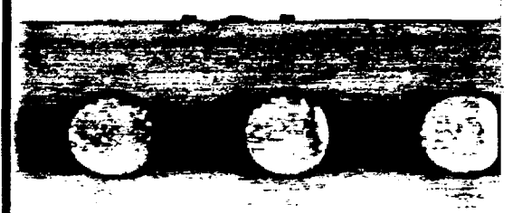
and is authorized by them to execute this instrument on their behalf, as their free act and deed.

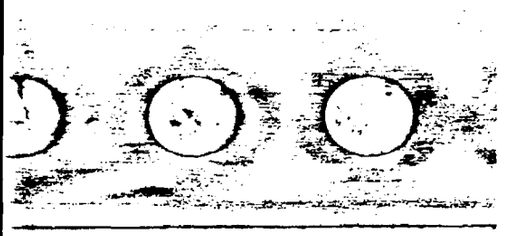
Witness my hand, at office, this _____ day of _____, 19___.

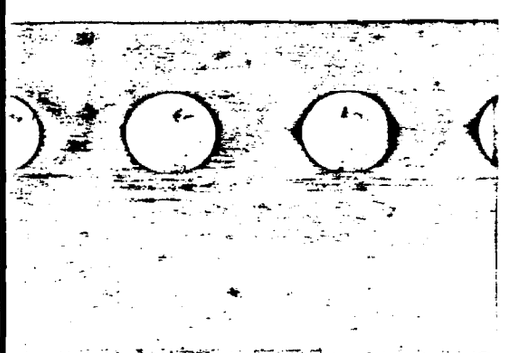
_____
Notary Public

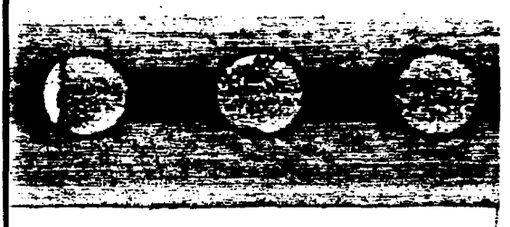
My commission expires:

_____









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

RECEIVED OF _____

FOR _____

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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 16000.00
CON TX 52.80
PRFEE 1.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK RECFEE 6.00
TOTAL 59.80
CHECK 59.80

11/02/90 01 13:44 0001 3973

69741

IDENTIF. TREFERENCE

NOV 2 1 43 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 370043