BOX 15

THIS DOCUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES HERETO.

BOOK 8315 PAGE 864

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,727.62
+ Idlery w Kinsman
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March 19 91
Notary Public
MY COMMISSION EXPIRES May 26, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jeffrey W. Kinsman (NAME)	The Leader Mortgage Company (NAME)	149-9 #219
4753 Miners Cove (ADDRESS)	1015 Euclid Avenue, Suite 650 (ADDRESS)	
Antioch, Tn. 37013 (CITY) (STATE) (ZIP)	Cleveland, OH 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, Sean Sweeney, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey W. Kinsman and wife, Karen S. Kinsman

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. 163 on the Plan of Section Six, Terragon Trails, as of record in Book 5060, page 175, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sean Sweeney, unmarried, by deed from Daniel L. Chaffin and wife, Ollie M. Chaffin of record in Book 8252, page 254, Register's Office for Davidson County, Tennessee.

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

Except for a certain mortgage to Leader Mortgage Company recorded in Book 6836, page 965, of the mortgage records of Davidson County, Tennessee the unpaid balance of the grantees hereby jointly andseverlly assume and agree to pay as part of the consideration herein, the grantees also jointly and severally hereby assume the obligations of Sean Sweeney, unmarried, 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.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document when Received.

unimproved ( )
This is improved (X) property known as 4753 Miners Cove, 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 my hand this 22nd day of March 19 91

Sean M. Sweeney
Sean Sweeney

BOX 15

BOOK 8315 PAGE 865

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sean Sweeney, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of March, 19 91.

Commission expires May 26, 1993

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

0 1 5 1 4

IDENTIF. REFERENCE

MAR 25 2 16 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

FROM

Sean Sweeney

TO

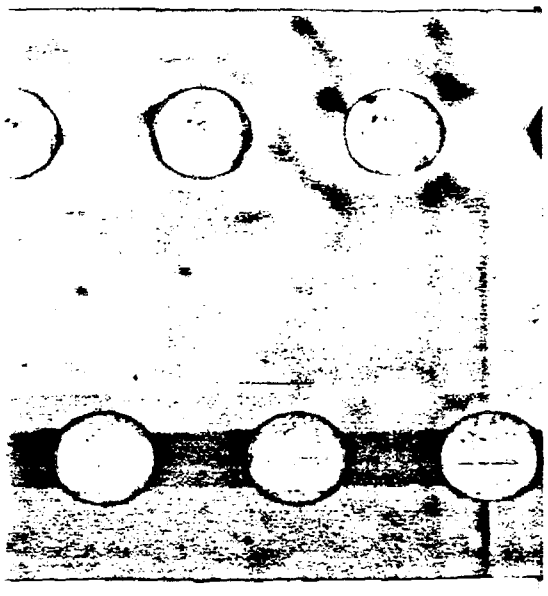
Jeffrey W. Kinsman and wife, Karen S. Kinsman

RETURN TO:

Stelltemeier & Westbrook, Attys
[illegible] C-101
Nashville, Tn. 37215

194.11





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8315 PAGE 806

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 56727.62
CON TX 187.11
PRFEE 1.00
WDEED 6.00
TOTAL 194.11
CHECK 194.11

03/25/91 01 14:17 0001 6316

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

O R 5 1 4

IDENTIF. REFERENCE

MAR 25 2 16 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 407059