File in Box # 14

FORM NO. WD-1

BOOK 8391 PAGE 394

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } 7283-2

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Derek Leigh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 19 91

Notary Public

MY COMMISSION EXPIRES: Nov 28, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church St., 13th Floor, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
DEREK LEIGH (NAME)	FIDELITY FEDERAL BANK (NAME)	Map 160-2
903 Forest Acres Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 5
Nashville, TN 37220 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	FB# OH-15750

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, JANET F. TYSON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEREK LEIGH AND WIFE, BRENNA DAVENPORT LEIGH

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. 1 on the Plan of Forest Acres Subdivision, Section IV, of record in Plat Book 2331, Page 156, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 199.16 feet on the southeasterly side of Forest Acres Court and runs back 434.98 feet on the northeasterly side and 387.13 feet on the southwesterly side to a line in the rear which measures 154.45 feet thereon.

BEING the same property conveyed to James E. Tyson and wife, Janet F. Tyson, by Deed from Kenneth R. Lewis and wife, Martha W. Lewis, of record in Book 6525, Page 498, Register's Office for Davidson County, Tennessee. The parties having since divorced and property was vested in James E. Tyson and Janet French Tyson, as tenants in common , by Divorce Decree in the Fourth Circuit Court No. 88D-3110. The said James Edwain Tyson having since conveyed his interest to Janet French Tyson by Quitclaim Deed of record in Book 8376, Page 66, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (XX) property, known as 903 Forest Acres Court, Nashville, TN 37220
(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 her hand this 28th day of June, 19 91

Janet F. Tyson

JANET F. TYSON

STATE OF TENNESSEE
Davidson County

BOOK 8391 PAGE 395

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JANET F. TYSON, UNMARRIED

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 1991.

Notary Public

Commission Expires Nov. 10, 1991

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 _____

28381

TWENTIETH REFERENCE

Jul 3 2 40 PM '91

WARRANTY DEED

FROM

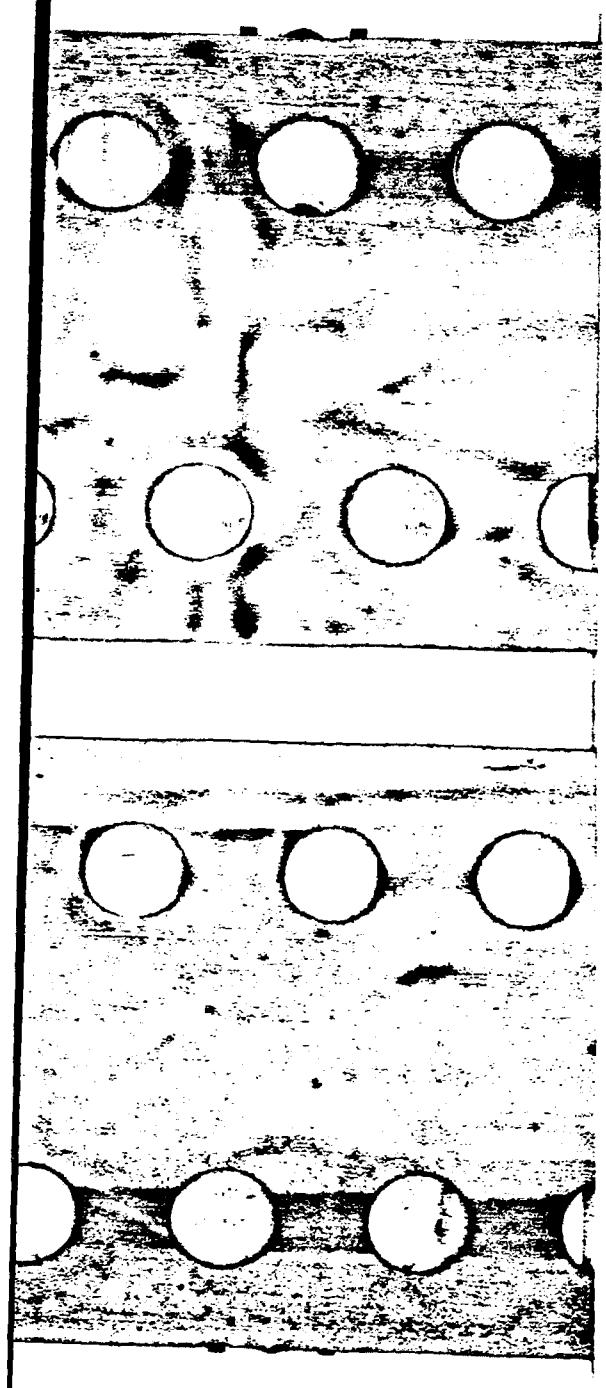
JANET F. TYSON, UNMARRIED

TO

DEREK LEIGH AND WIFE, BRENNA DAVENPORT LEIGH

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

3809 07/03 0101 03CHECK 599.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 8391 PAGE 396

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
160000.00
CON TX 592.00
PRFEE 1.00
WDEED 6.00
TOTAL 599.00
CHECK 599.00

07/03/91 01 14:42 0001 8809

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28381

IDENTIFICATION REFERENCE

JUL 3 2 40 PM '91

No. 437866