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FORM NO. WD-1

PREPARED
FROM INFORMATION FURNISHED BY
THE PARTIES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH-EVER IS GREATER, FOR THIS TRANSFER IS $ 49,036.73

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF September, 1992

Notary Public

MY COMMISSION EXPIRES: 3-23-96
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
T. LARRY EDMONDSON, ATTORNEY AT LAW, SECOND FLOOR, 808 BROADWAY, NASHVILLE, TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
Daniel R. Leighton (NAME)	Trans Financial Federal Savings Bank (NAME)	52-1-297
730 Idlewild Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1718 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Tullahoma, TN 37388 (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, Brian Keith Ward and wife, Rhonda L. Ward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel R. Leighton and wife, Delois H. Leighton

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. 9 of Block "L", on the revised plan of Power & Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the westerly margin of Idlewild Drive and extends back between parallel lines which measure 200 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Brian Keith Ward and his wife, Rhonda L. Ward by Deed from Leslie M. Parker, unmarried of record in Book 7396, Page 612, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Brian Keith Ward and wife, Rhonda L. Ward to J. R. Cannon, Trustee for Tennessee Housing Development Agency, dated November 2, 1987, with an approximate unpaid principal balance of $42,286.73, of record in Book 7396, Page 615, said Register's Office, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

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

This is ( ) unimproved ( ) improved (XX) property, known as 730 Idlewild Drive, Madison, TN 37115
(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 hands this 15th day of September, 1992

Brian Keith Ward

Rhonda L. Ward

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STATE OF TENNESSEE
Davidson County

Personally appeared befcre me, the undersigned, a Notary Public in and for said County and State, the within named Brian Keith Ward and wife, Rhonda L. Ward

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 15th day of September, 1992.

Commission Expires 3-23-96

Notary Public

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 _____

4 6 5 9 5

WARRANTY DEED

FROM

Brian Keith Ward and wife,

Rhonda L. Ward

TO

Daniel R. Leighton and wife,

Delois H. Leighton

IDENTIFICATION

Sep 17 11 08 AM '92

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

7586 09/17 0101 03CHECK 171.80

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 44036.73
CON TX 162.80
PRFEE 1.00
WDEED 8.00
TOTAL 171.80
CHECK 171.80

09/17/92 01 11:03 0001 7586

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46595

IDENTIFICATION REFERENCE

SEP 17 11 02 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 571228