Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9497 PG 491

9721 10/20 0101 03CHECK 416.00

ADDRESS NEW OWNER:
Todd Eric Leach and Kimberly Lynn Leach
3429 Maple Timber Drive
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
American Residential Mortgage Corporation
11119 N. Torrey Pines Road
LaJolla, California 92037-1009

MAP AND PARCEL:
MAP 150-11
PARCEL 355
2DX09005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kenneth Victory, individually d/b/a Kenneth Victory Construction hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Todd Eric Leach and wife, Kimberly Lynn Leach, as tenants by the entirety , 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:

BEING Lot 91, Lake Town Park, Section 8, as recorded in Book 7900, Page 467, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Kenneth Victory, individually d/b/a Kenneth Victory Construction, by deed from Houston Ezell Corporation, formerly Land Investment and Development Corporation of record in Book 9327, Page 378, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 8829, Page 725, said Register's Office.

This conveyance is subject to 10 foot public utility and drainage easement along rear lot line; 5 foot along southerly lot line and 2.5 x 25 foot utility anchor easement located in northeasterly corner of lot of record in Book 7900, Page 467, said Register's Office.

This is improved property known as 3429 Maple Timber Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Todd Eric Leach and wife, Kimberly Lynn Leach, their heirs and assigns, forever; and we, Kenneth Victory, individually d/b/a Kenneth Victory Construction 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 shall include the plural, the

plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9497 PG 492

Witness our hands this the 14th day of October, 1994.

Kenneth Victory, individually d/b/a Kenneth Victory Construction

Kenneth Victory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kenneth Victory, Individually d/b/a Kenneth Victory Construction 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 the 14th day of October, 1994.

NOTARY PUBLIC

My Commission Expires: 11/3/96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 110,000.00.

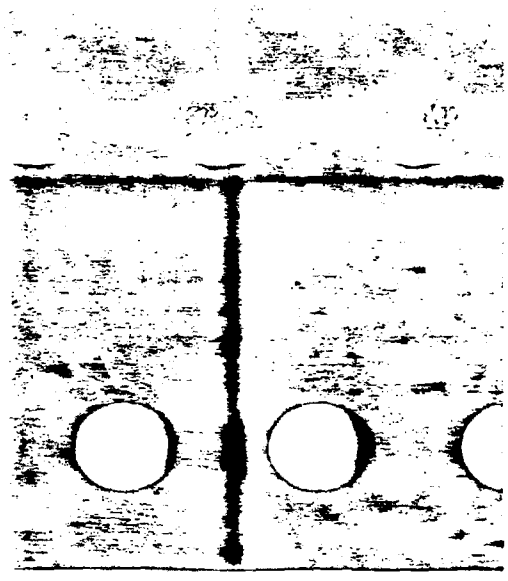
AFFIANT

Subscribed and sworn to before me this 14th day of October, 1994.

NOTARY PUBLIC
My Commission Expires: 11/3/96

94 OCT 20 AM 8:42
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

01331
IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

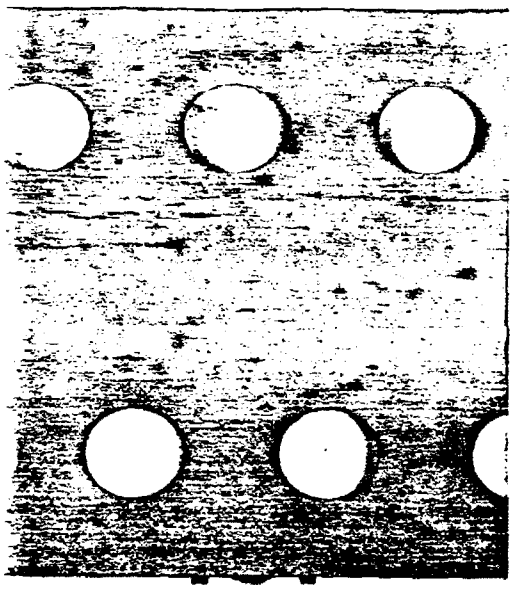
RECEIVED OF _____

FOR _____

BOOK 9497 PG 493

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 110000.00
CON TX 407.00
PRFEE 1.00
BANK 8.00
TOTAL 416.00
CHECK 416.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/20/94 01 08:42 0001 9721

01331
IDENTIF. # REFERENCE

94 OCT 20 AM 8:42

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 845894