SOB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9605 PG 581

ADDRESS NEW OWNER:
Thomas Leffler and Xin Qu Leffler
441 Dawn Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
North American Mortgage Company
3883 Airway Drive
Santa Rosa, CA 95403

MAP AND PARCEL:
MAP 133-12
GROUP
PARCEL 172

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, I, DeWayne Rhudy, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Thomas Leffler and wife, Xin Qu Leffler, 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. 139 on the Plan of Section Two, Greenwood Hills, of record in Book 4955, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to DeWayne Rhudy, by deed from Richard W. Scobey, Jr. and wife, Kathy M. Scobey, as of record in Book 7080, page 944, Register's Office for Davidson County, Tennessee.

This is improved property known as 441 Dawn Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 property taxes which are not yet due and payable.
2. All matters as shown on the plan of record in Book 4955, page 31, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas Leffler and wife, Xin Qu Leffler, their heirs and assigns, forever; and I, DeWayne Rhudy, an unmarried person, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this the 27th day of February, 1995.

DeWayne Rhudy

BOOK 9605 PG 582

5597 02/28 0101 03CHECK 319.43

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named DeWayne Rhudy, an unmarried person, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of February, 1995.

R. L. MOORE NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 83,900.00.

AFFIANT

Subscribed and sworn to before me
this 27th day of February, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

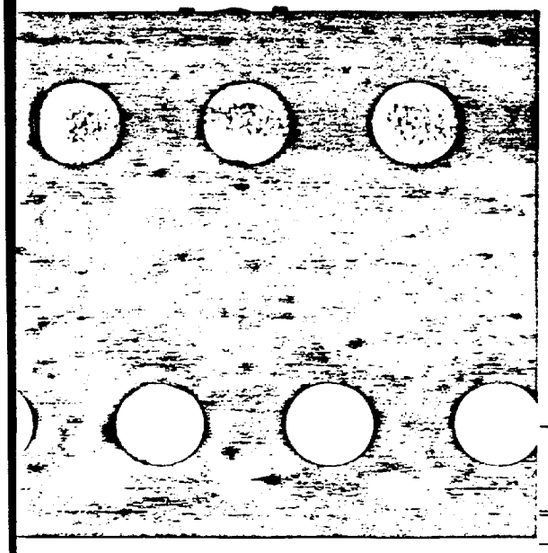
My Commission Expires: Nov. 20, 1996

37683

IDENTIFICATION REFERENCE

95 FEB 28 AM 11:07

REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

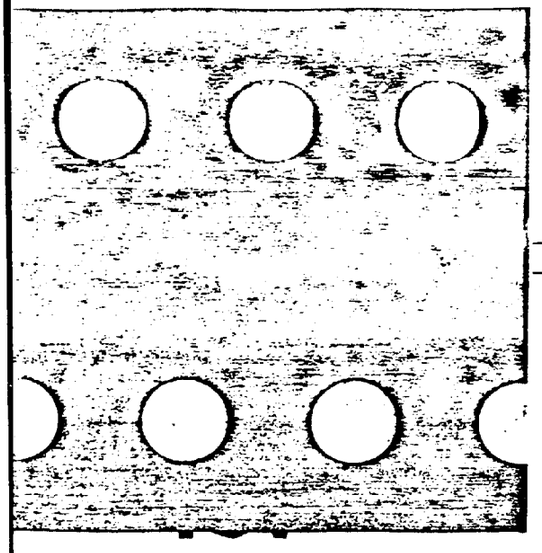
RECEIVED OF _____

FOR _____

BOOK 9605 PG 583

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 83900.00
CON TX 310.43
PRFEE 1.00
WDEED 8.00
TOTAL 319.43
CHECK 319.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/28/95 01 11:08 0001 5597

37683
IDENTIF. ↑ REFERENCE

95 FEB 28 AM 11:07
REGISTER
DAVIDSON COUNTY, TN.

No. 885266