BOOK 9625 PG 522

Ex. #53

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,900.00

Ronald D Hall Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March 19 95

Carolyn Adams
Notary Public

MY COMMISSION EXPIRES: 4/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD D. HALL, JR. (NAME)	COLUMBIA NATIONAL, INCORPORATED (NAME)	MAP 53-14
1400 MOHAWK TRAIL (ADDRESS)	P.O. BOX 3050 (ADDRESS)	PARCEL 33
MADISON, TN 37115 (CITY) (STATE) (ZIP)	COLUMBIA, MARYLAND 21045-6050 (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, RICHARD W. LEACH, JR. AND WIFE, DEBRA G. LEACH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD D. HALL, JR. AND TERRY M. KENNEDY, UNMARRIED PERSONS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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. 12 on the Plan of NAWAKWA HILLS, POWWOW ADDITION, SECTION 1, as of record in Plat Book 843, page 79, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to RICHARD W. LEACH, JR. AND WIFE, DEBRA G. LEACH, by Deed of record in Book 7580, page 431, Register's Office for Davidson County, Tennessee.

44426 IDENTIF. & REFERENCE

95 MAR 23 AM 8:50
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

2993 03/23 0101 03CHECK 256.53

unimproved ( )
This is improved (X) property, known as 1400 MOHAWK TRAIL, 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 hand s this 21st day of March 19 95

Richard W Leach Jr
RICHARD W. LEACH, JR.

Debra G Leach
DEBRA G. LEACH

STATE OF TENNESSEE

BOOK 9625PG523

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD W. LEACH, JR. AND WIFE, DEBRA G. LEACH

the bargainor s, 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 GOODLETTSVILLE, Tennessee, this 21st day of March, 19 96.

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE

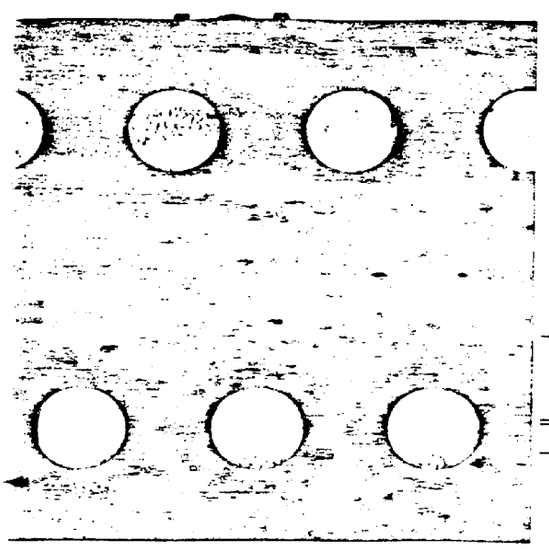
COUNTY OF

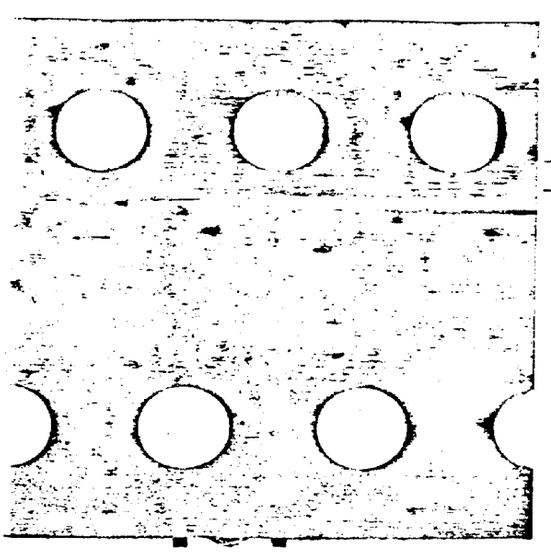
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9625PG524

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	66900.00
			CON TX	247.53
			PRFEE	1.00
			WDEED	8.00
			TOTAL	256.53
			CHECK	256.53
03/23/95	01	08:51	0001	2993

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44426
IDENTIF. ↑ REFERENCE

95 MAR 23 AM 8:50

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

No. 892559