STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 20, 1996

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Ledford (NAME)	Guaranty Trust Company (NAME)	162-16-A-49.00CO
12 Sycamore Court (ADDRESS)	726 South Church Street (ADDRESS)	05DU-62911
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130 (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, James G. Cheatham and wife, Linda F. Cheatham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adam Ledford and wife Melissa K. Ledford

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, TN, BEING Unit No. 12, Building No. 10, on the Plan of Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, of record in Book 5050, page 103, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to James G. Cheatham, unmarried, by deed from Larry L. Cheatham, unmarried, of record in Book 9340, Page 262, Register's Office for Davidson County, Tennessee. The said James G. Cheatham having since conveyed to James G. Cheatham and wife, Linda F. Cheatham by quitclaim deed of record in Book 9340, page 262, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 5050, page 103; Master Deed of record in Book 4887, page 961, amended in Book 5000, page 607, second amendment in Book 5101, page 809; Easements of record in Deed Book 4984, page 569 and Book 2876, page 107; Agreements of record in Book 5324, page 214 and Book 4800, page 734; Charter of Mill Creek Club Condominium Owner's Association, Phase I of record in Book 5000, page 611, amended by Articles of Merger in Book 9150, page 797; By-Laws in Book 4887, page 985; all of record in the Register's office for Davidson County, Tennessee.

unimproved ( )
is improved (X) property, known as 12 Sycamore Court, Antioch, TN 37013
(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 19th day of September 19 95

James G. Cheatham

Linda F. Cheatham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9804 PG 710

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James G. Cheatham and wife, Linda F. Cheatham

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 Brentwood, Tennessee, this 19th day of September 19 95.

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

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires November 20, 1996

WARRANTY DEED

FROM

James G. Cheatham and wife, Linda F. Cheatham

TO

Adam Ledford

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

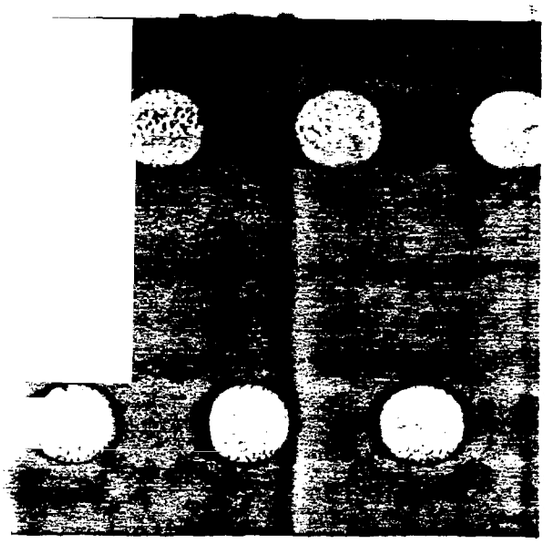
95 SEP 25 AM 9:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0104478

3537 09/25 0101 03CHECK

216.20



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

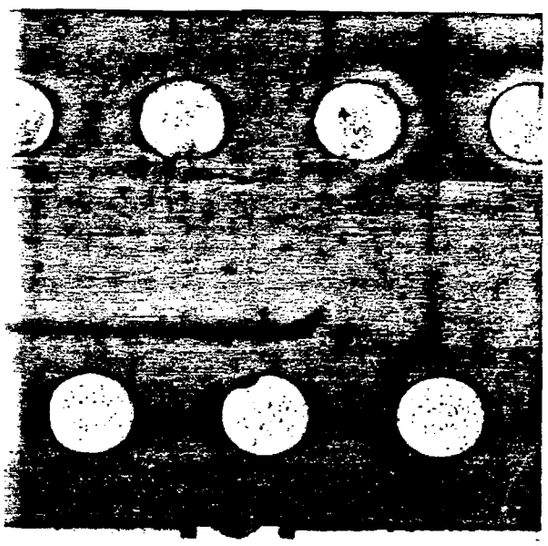
RECEIVED OF _____

FOR _____

BOOK 9804 PG 711

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 56000.00
CON TX 207.20
PRFEE 1.00
WDEED 8.00
TOTAL 216.20
CHEK 216.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/25/95 01 09:41 3001 8537

0104478
IDENTIF. ↑ REFERENCE

95 SEP 25 AM 9:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 957354