PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 26th day of **June, 1996**.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, DANIEL C. LEATH, A MARRIED MAN, herein referred to as Grantor, has this day bargained and sold and does hereby transfer and convey unto the said STEPHEN D. ELKINS, herein referred to as Grantee, his/her successors, heirs and assigns, certain real estate in DAVIDSON, County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated heren by reference.

This is improved property known as 1004 FORREST AVENUE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her heirs, successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Gr ntor is/are lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto.

Grantor further covenants and binds himself/herself/themselves, his/her heirs and representatives, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

Grantor further covenants that the herein property is not marital property and Grantor's spouse has no interest whatsoever in said property.

WITNESS the hand and seal of Grantor on the day and year first above written.

DANIEL C. LEATH
Signature of Seller

8470 06/27 0101 03CHECK 87.00

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **DANIEL C. LEATH, A MARRIED MAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory e vidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of **June, 1996**.

Notary Public

DENISE G. ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/28/2000

95 JUN 27 AM 11:07 REGISTER DAVIDSON COUNTY, TN.

0197342 IDENTIFICATION REFERENCE

BOOK 10100 PG 697

Name and Address of Property Owner:

STEPHEN D. ELKINS
1004 FORREST AVENUE
NASHVILLE, TN 37206

Property Address:

1004 FORREST AVENUE
NASHVILLE, TN 37206

Person Responsible for Taxes:

SAME

Parcel #: MAP 83-9, PARCEL 131

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$20,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Stephen D. Elkins
Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **June, 1996.**

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires: 5/25/2000

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot No. 18 on the Plan of Bransford-McWhirter Subdivision of the Allison Place, as of record in Book 161, page 125, Register's Office for said County.

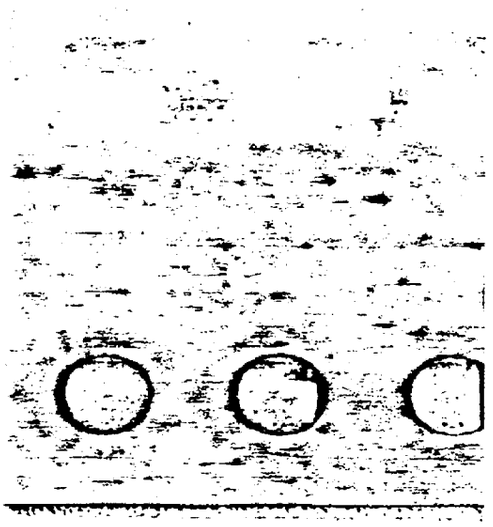
Said Lot 18 fronts 50 feet on the southerly side of Forrest Avenue and runs back between parallel lines 150 feet to an alley.

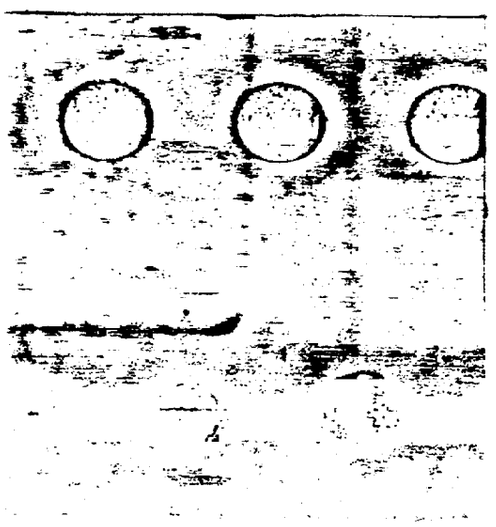
Being the same property conveyed to DANIEL C. LEATH by Deed from JAMES C. HUDDLESTON ET AL, of record in Book 9681, page 121, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All real property taxes for the year 1996 and all subsequent years although the same are not yet due and payable (MAP 83-9, PARCEL 131, 333).

2. All matters set forth on the Plan of record in Book 161, page 125, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, etc., as shown thereon.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10100 PG 699

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	20000.00
CON TX	74.00
PRFEE	1.00
WDEED	12.00
TOTAL	87.00
CHECK	87.00

06/27/96 01 11:11 0001 8470

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197342 IDENTIF. ↑ REFERENCE

96 JUN 27 AM 11:07

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

No. 1056227