WARRANTY DEED

BOOK 10193 PG 728

File No: 00280699

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian C. Baughn	Countrywide Home Loans, Inc	160-14B
[NAME]	[NAME]	
5814 Brentwood Trace	155 North Lake Avenue	Parcel 110
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Brentwood, TN 37027	Pasadena, CA 91109	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Leader Industries, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said Brian C. Baughn

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

9535 09/17 0101 03CHECK 247.95

STATE OF Tennessee
COUNTY OF Williamson
} The actual consideration or value which ever is greater, for this transfer is $ 63,500.00

Subscribed and sworn to before me, this the 12TH day of SEPTEMBER, 19 96

Affiant

My Commission Expires: My Commission Expires JAN. 24, 1998
[Affix Seal]

Notary Public

PATRICIA C. CANTI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property known as 5814 Brentwood Trace, Brentwood, TN 37027
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 12TH day of SEPTEMBER, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Leader Industries, Inc.

BY: Jerry N. Gomer

Jerry N. Gomer

0226236
IDENTIF. & REFERENCE

96 SEP 17 PM 12:01
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

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STATE OF
COUNTY OF

Personally appeared before me _____, a Notary Public in and for said County and State _____

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

STATE OF Tennessee
COUNTY OF Williamson

Before me, Linda V. Jones, a Notary Public of the State and County aforesaid, personally appeared Jerry N. Gomer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be President of the Leader Industries, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself self as President.

Witness my hand and seal, at office in Williamson COUNTY, Tennessee, this 12TH day of SEPTEMBER, 19 96.

Linda V. Jones Notary Public

Commission expires 11/10/97

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

LEADER INDUSTRIES, INC.

TO

BRIAN C. BAUGHN

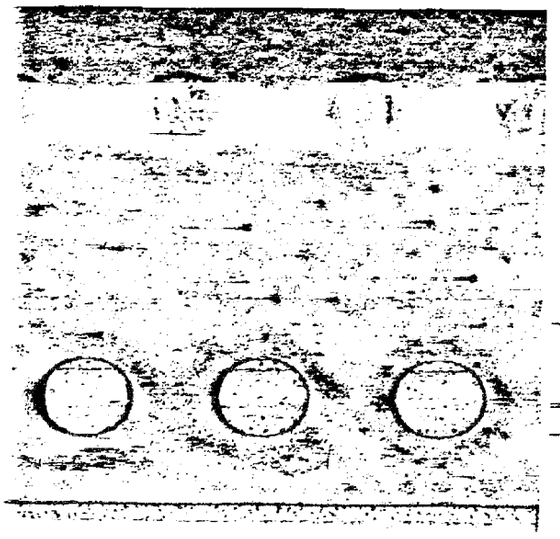
Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

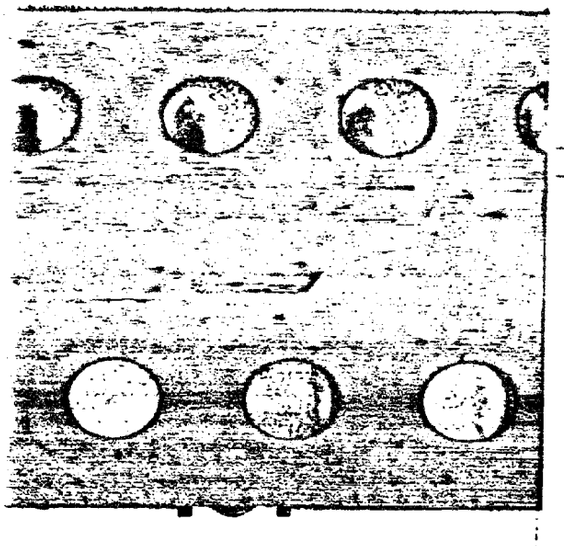
EXHIBIT "A"

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 5814, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, as revised in Book 5200, page 230, and Book 5200, page 261, Register's Office for said County, and described in a Master Deed recorded in Book 5524, page 415, and amended in Book 5545, page 510, said Register's Office.

Being the same property conveyed to Leader Properties, Inc. by deed from Georgia Reel, unmarried, and Shirley Ann Slatton, married, and husband, Gerald K. Slatton, as joint tenants with right of survivorship, of record in Book 9547, page 363, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 10193 PG 731

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	63500.00
CON TX	234.95
PRFEE	1.00
WDEED	12.00
TOTAL	247.95
CHECK	247.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 9535

0226236
IDENTIF. A REFERENCE

96 SEP 17 PM 12:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1031972