STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES 7-14-00

BOOK 11001 PAGE 127

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John M. Ledwell (NAME)	Century Mortgage Corporation (NAME)	91-10-166
5701 Leslie Avenue (STREET ADDRESS OR ROUTE NUMBER)	Two International Dr., Ste 507 (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Ronald Claude Talley and wife, Patsy Kay Talley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Ledwell and wife, Patricia A. Ledwell

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

(Continued)

0457551
IDENTIF. & REFERENCE

98 JUL -1 AM 10:40

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

3310 07/01 0101 03CHECK 271.63

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 5701 Leslie Avenue (House Number) (Street) Nashville, TN 37209 (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. 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 hand(s) this 29th day of June, 19 98

Ronald Claude Talley

Patsy Kay Talley

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Claude Talley and wife, Patsy Kay Talley

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 Nashville, Tennessee, this 29th day of June, 19 98.

Commission expires _____

_____
Notary Public

BOOK 11001 PAGE 128

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, being authorized so to do, executed 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_____.

Commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

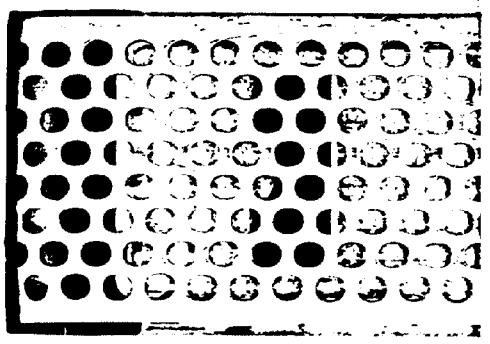
EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being part of Lot No. 41, on the plan of B.F. Cockrill Farm, as shown on plat of record in Plat Book 16, Pages 134 and 135, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING in the center of Leslie Street at a point 200 feet East of the easterly margin of Snyder Avenue; thence with the center of said street, eastwardly 50 feet; thence South 20-1/4 degrees West 165 feet to the northerly margin of an alley; thence with the said alley, westwardly 50 feet; thence North 20-1/4 degrees East 165 feet to the point of BEGINNING.

BEING the same property conveyed to Ronald Claude Talley and wife, Patsy Kay Talley, by Deed of Record in Book 10670, page 802, Register's Office for Davidson County, Tennessee.

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



RECEIVED OF _____

FOR _____

BOOK 11001 PAGE 130

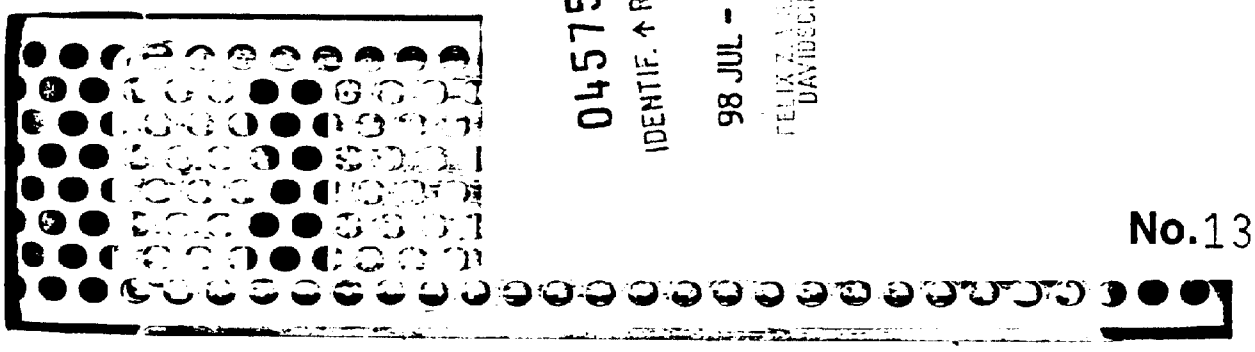
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 69900.00
CON TX 258.63
PRFEE 1.00
WDEED 12.00
TOTAL 271.63
CHECK 271.63

07/01/98 01 10:48 0001 8310

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0457551
IDENTIF. ↑ REFERENCE

98 JUL -1 AM 10:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1314095