THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:

Robert A. Catton et ux
213 Pebble Brook
Nashville, TN 37221

SEND TAX BILLS TO:

Leader Federal Savings
and Loan Association
158 Madison Street
Memphis, Tennessee 38103

MAP-PARCEL NUMBERS:

142-8-A
58
9D-2215

WALT, DYER & JAMES
ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES
NASHVILLE, TN 37215

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Darrell D. McCafferty and wife, Connie M. McCafferty, BOOK 6539 PAGE 831 hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert A. Catton and wife, Cheryl L. Catton, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: To-Wit:

A certain condominium Town House in Davidson County, Tennessee, being Town House No. 58 on the plan of Phase II, Coronado Town Home Condominium, of record in Book 4955, page 110, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Darrell D. McCafferty and wife, Connie M. McCafferty, by deed from Susan Nicholanco, unmarried, of record in Book 6095, page 980, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictions, easements, liens and other matters as set forth in the Master Deed and By-Laws of record in Book 4901, page 679, and amended in Book 5202, page 329, and Book 5306, page 241, all in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Connie M. McCafferty by Darrell D. McCafferty, as her Attorney-In-Fact pursuant to a Power of Attorney which is being recorded immediately prior to the recording hereof. The Affidavit of said Attorney-In-Fact is attached as an exhibit to this Deed and incorporated herein by reference.

This is (un)improved property, known as 213 Pebblebrook, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 19th day of April, 19 85.

Darrell D. McCafferty

Connie M. McCafferty
BY: Darrell D. McCafferty
Attorney-In-Fact

CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of April, 1985, before me personally appeared Darrell D. McCafferty, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: May 4, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 6539 PAGE 832

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

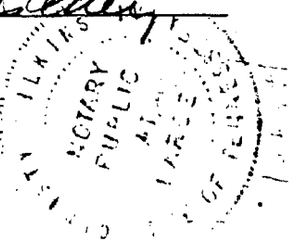
The actual consideration or value, whichever is greater, for this transfer is $ 86,000.00.

Robert A. Catton
Affiant

Subscribed and sworn to before me, this the 19th day of April, 19 85

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public



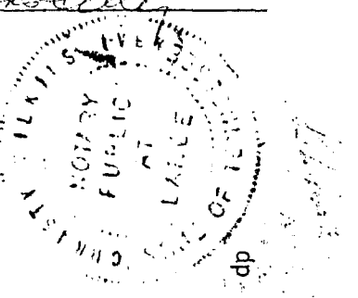
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of April, 1985, before me personally appeared Darrell M. McCafferty, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Connie M. McCafferty as her Attorney-In-Fact, as the free act and deed of the within named Connie M. McCafferty.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987



dp

WARRANTY DEED

from:

DARRELL D. MCCAFFERTY ET UX

to:

ROBERT A. CATTON ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
TN-23393

EXHIBIT TO WARRANTY DEED FROM
Darrell D. McCafferty et ux TO
Robert A. Catton et ux

WALT, DYER & JAMES
ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Darrell D. McCafferty
Affiant Darrell D. McCafferty

Sworn to and subscribed before me this 19th day of April, 19 85.

Christy Gibbons Reese
Notary Public

My Commission Expires: Nov 1, 1987

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIF. REFERENCE
APR 29 3 11 PM '85
FELIX A. ROBERTSON, REGISTER
DAVIDSON COUNTY, TN

19 8 8 9 6

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6539 PAGE 834

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

0B66A04/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19896

IDENTIF. REFERENCE

APR 23 3 11 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127737