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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Malcolm L. McCune	Leader Federal Savings & Loan	160-14-C
704 Fox Ridge Drive	Association	4
Brentwood, TN 37027	158 Madison Avenue	6DU-79372
	Memphis, Tennessee 38103	

WARRANTY DEED BOOK 6688 PAGE 307

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, Fitzgerald Atkinson and wife, Ruth P. Atkinson hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Malcolm L. McCune and wife, Karen S. Neal 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 Apartment in Davidson County, Tennessee, being Unit No. 704 on the plan of Brentwood Trace Condominiums, Section II, of record in Book 5200, pages 376 and 377, 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 Fitzgerald Atkinson and wife, Ruth P. Atkinson by deed from Haury & Smith Contractors, Inc., a Tennessee corporation, of record in Book 5831, page 974, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5818, page 915 and amended in Book 5868, page 70, said Register's Office.

46241

IDENTIFICATION REFERENCE

OCT 22 9 36 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 704 Fox Ridge Drive, Brentwood, TN 37027.

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 18th day of October, 1985.

Ruth P. Atkinson

Fitzgerald Atkinson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of October, 1985, before me personally appeared Fitzgerald Atkinson and wife, Ruth P. Atkinson, 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 their free act and deed.

Notary Public

My Commission Expires: 10-24-88

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6688 PAGE 308

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___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 62,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 18th day of October, 1985.

My Commission Expires: 11-24-88

_____
Notary Public

NOTARY PUBLIC

WARRANTY DEED

from:
Fitzgerald Atkinson and wife, Ruth P. Atkinson

to:
Malcolm L. McCune and wife, Karen S. Neal

Box #16
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6688 PAGE 309

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			62000.00- CAMT.	
			161.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	167.70-
8704A	10/22/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 6 2 4 1

IDENTIFICATION REFERENCE

OCT 22 9 36 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184125