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FILE IN BOX #4

FORM NO. WD-1

#85-12-27

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 1985.

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTYS., Suite 500, One Church Street Building, Nashville, TN 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID FROHMAN (NAME)	LEADER FEDERAL SAVINGS & LOAN ASSN. (NAME)	MAP 129-15
923 Percy Warner Boulevard (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 336 (STREET ADDRESS)	PARCEL 20
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101-0336 (CITY) (STATE) (ZIP)	#7DZ-36087

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, EDWARD DAVIS and wife, ARLINE B. DAVIS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID FROHMAN and wife, EDINE FROHMAN,

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:

LAND in Davidson County, Tennessee, being Lot No. 130 on the Plan of Section 1, Warner Park Valley, of record in Book 3600, Pages 12, 13 and 14, Register's Office for said County.

SAID Lot No. 130, which is a corner lot, fronts 104.3 feet on the westerly margin of Percy Warner Boulevard and fronts 156.01 feet on the southerly margin of Park Lane, said frontages being joined by a curve having a length of 39.3 feet, and extends back 100.76 feet on the westerly line and 107.4 feet on the southerly line to a point of intersection.

BEING the same property conveyed to Edward Davis and wife, Arline B. Davis, by Deed from Raymond D. Patzer and wife, Carolyn Joyce Patzer, of record in Book 6594, Page 627, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3466, Page 89, and amended and made applicable to Section 1 in Book 3577, Page 511, and amended in Book 3702, Page 465, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

AS part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain Note executed by Raymond D. Patzer and wife, Carolyn Joyce Patzer, to Leader Federal Savings & Loan Assn., in the original principal amount of $79,300.00, of record in Book 6099, Page 729, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 923 PERCY WARNER BOULEVARD, NASHVILLE, TENNESSEE 37205
(House Number) (Street) (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. Wherever 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 18th day of December, 1985

Edward Davis — Arline B. Davis

EDWARD DAVIS ARLINE B. DAVIS

STATE OF PENNSYLVANIA
Chester County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDWARD DAVIS and wife, ARLINE B. DAVIS,

the bargainors, 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 Westchester Pennsylvania ~~Tennessee~~, this ~~16th~~ 20th day of December, 1985.

Commission Expires _____

DAVID L. GEL... NOTARY PUBLIC
EAST GOSHEN TWP., CHESTER COUNTY
MY COMMISSION EXPIRES DEC. 22, 1986
Member, Pennsylvania Association of Notaries

_____ Notary Public

DEC 20 1985

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

EDWARD DAVIS and wife,

ARLINE B. DAVIS

TO

DAVID FROHMAN and wife,

EDINE FROHMAN

6 3 4 2 9

IDENTIFICATION REFERENCE

Dec 23 2 38 PM '85

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

9500.00- CASH
248.30 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 254.80-
9329A 12/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63429

IDENTIFICATION REFERENCE

DEC 23 2 38 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 204238