THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

File No.
CO-86-4-3440

BOOK 6854 PAGE 550

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PHILLIP CURTIS ANDERSON, SR. (NAME)	LEADER FEDERAL SAVINGS & Loan Assc. (NAME)	Map 33-12
120 MARITA AVENUE (STREET ADDRESS OR ROUTE NUMBER)	158 MADISON AVENUE (STREET ADDRESS)	PARCEL 46
GOODLETTSVILLE, TN 37072 (CITY) (P. O. ZONE) (STATE)	MEMPHIS, TENNESSEE 38103 (CITY) (ZONE) (STATE)	GO-6258

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged, including the Grantee assuming certain unpaid indebtedness of record in Book 6245, page 554 , Register's Office for Davidson County, Tennessee, which Grantee promises to pay and hold Grantors harmless from same,

RICKY C. MCCARVER et ux, DEBRA L. MCCARVER., hereinafter referred to as GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said PHILLIP CURTIS ANDERSON, SR., hereinafter referred to as GRANTEE,

his ..... *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Gatewood Subdivision, Section I, of record in Book 3300, pages 47 through 52, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ricky C. McCarver et ux, Debra L. McCarver by deed from Billy E. Fitts et ux, Patricia M. Fitts of record in Book 6245, page 559, Register's Office for Davidson County, Tenenssee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 10.00

Subscribed and sworn to before me, this the 9th day of MAY 19 86

Affiant

My commission expires: 11-12-89 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 120 MARITA AVENUE, GOODLETTSVILLE, TN 37072
(House Number) (Street) P.O. Address: (City or Town)

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

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

Witness our *hand* s *this* 9th *day of* MAY *19* 86 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

RICKY C. MCCARVER

DEBRA L. MCCARVER

Phillip Curtis Anderson Sr.

PHILLIP CURTIS ANDERSON, SR., a single person

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICKY C. MCCARVER et ux, DEBRA L. MCCARVER AND PHILLIP CURITS ANDERSON, SR.

the within named bargainor ..S..., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at MADISON, Tennessee, this 9th day of MAY, 19 86.

Diana L. Montgomery
Notary Public

Commission expires 11-12-89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19 .....

..... Notary Public

Commission expires .....

WARRANTY DEED

FROM

TO

9 9 9 1 9

IDENTIFICATION REFERENCE

MAY 13 9 14 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

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

63091.55- CANT.
164.06 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 170.56-
3062A05/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99919

IDENTIFICATION REFERENCE

MAY 13 9 14 AM '86

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

No. 246907