File #5201 FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 6959 PAGE 85

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: (Mortgagee)	MAP PARCEL NUMBERS
Dwayne Paul Sagen (NAME)	LEADER FEDERAL SAVINGS (NAME)	Map 132-05
1001 Tower Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 336 (STREET ADDRESS)	Parcel 51
Nashville, TN 37202 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101-0336 (CITY) (STATE) (ZIP)	F.B. #16DA-16041

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, ALAN L. GRIGGS and wife, SANDRA M. GRIGGS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DWAYNE PAUL SAGEN and wife, PATRICIA SMITH SAGEN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 9 on the Plan of Glendale Park, Section 1, as of record in Plat Book 1130, page 45, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Alan L. Griggs and wife, Sandra M. Griggs by deed from Charles E. Frasier and wife, Martha A. Frasier of record in Book 5811, page 16, said Register's Office.

This conveyance is made subject to 1986 Taxes, which have been prorated and assumed by the Grantees, and all matters appearing on the Plan of record in Plat Book 1130, page 45, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated December 23, 1982, in the original principal sum of $63,300.00, payable to Leader Federal Savings & Loan Association in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5982, page 438 said Register's Office.

35132

IDENTIFICATION REFERENCE

AUG 26 8 29 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1001 Tower Place, Nashville, TN 37202 (formerly known as 4301 Lealand Lane, Nashville, TN 37202)

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of August, 19 86

Alan L. Griggs
ALAN L. GRIGGS

Sandra M. Griggs
SANDRA M. GRIGGS

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALAN L. GRIGGS and wife, SANDRA M. GRIGGS

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 20th day of August, 19 86.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,969.62

Dwayne P. Sagen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 19 86.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

4115 08/26 357.70-- CHECK
WARRANTY DEED

FROM
ALAN L. GRIGGS AND WIFE,
SANDRA M. GRIGGS

TO
DWAYNE PAUL SAGEN AND WIFE
PATRICIA SMITH SAGEN

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 110 The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

RETURN TO:
File Box 38

This instrument prepared by:

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
			128969.62 CAMT.	
			361.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 367.70	
4145408/26/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35132

IDENTIFICATION REFERENCE

Aug 26 8 29 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 287128