BOX 15

BOOK 7522 PAGE 360

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~195,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF April, 19 88.

Notary Public

MY COMMISSION EXPIRES: ~~June 5, 1989~~

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

~~Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215~~
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Lawrence P. Lance (NAME)	Leader Federal Mortgage, Inc. (NAME)	155-2A
8029 Montcastle Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	#8
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38101-2926 (CITY) (STATE) (ZIP)	

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, Mark Poe and wife, Alicia Welch Poe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lawrence P. Lance and wife, Bethany Lance

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. 8, on the Plan of Montcastle Estates, as shown on plat of record in Plat Book 6900, Pages 326 and 327 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING a portion of the property conveyed to Mark Poe by Deed of Record in Book 7271, pge 385, Register's Office for Davidson County, Tennessee.

23203

IDENTIFICATION REFERENCE

APR 20 3 40 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN

This is unimproved ( ) improved (XX) property, known as 8029 Montcastle Drive, Nashville, TN 37221
(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 their hand s this 19th day of April, 19 88

Mark Poe
Mark Poe

Alicia Welch Poe
Alicia Welch Poe

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Larry L. Westbrook, a Notary Public in and for said County and State, the within named Mark Poe and wife, Alicia Welch Poe

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 19th day of April 19 88.

Commission expires June 5, 1989

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such, _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

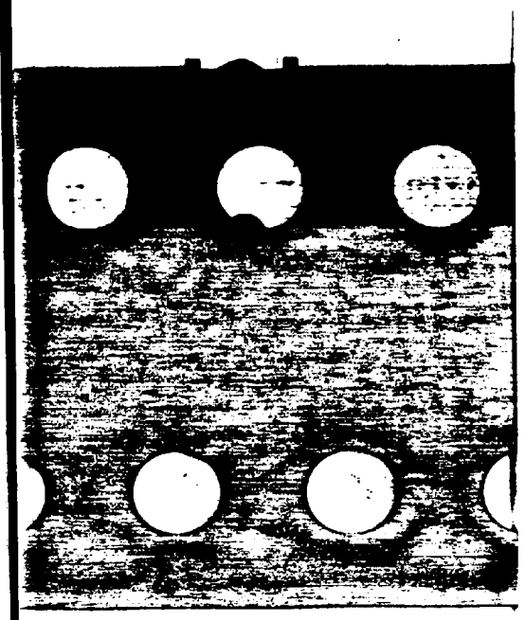
Notary Public

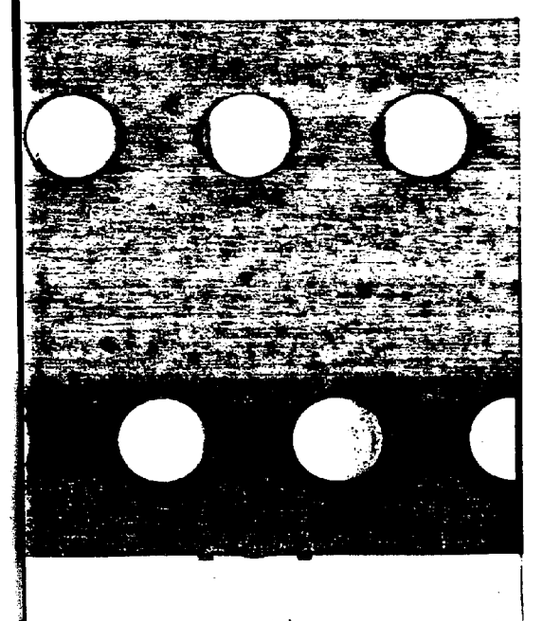
WARRANTY DEED

FROM
Mark Poe and wife, Alicia Welch Poe

TO
Lawrence P. Lance and wife, Bethany Lance

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 195000.00
				CON TX 546.00
				PRFEE 0.50
				~~CAMT 6.00~~
				~~TOTAL 546.50~~
				~~CHECK 546.50~~
04/20/88	01			15:42 0001 6598

VOID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

				~~CAMT 6.00~~
				WDEED 6.00
				~~TOTAL 6.00~~
				~~CHECK 6.00~~
04/20/88	01			15:43 0001 6599

TOTAL 552.50

23203

IDENTIFICATION REFERENCE

APR 20 3 40 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 82716