File #6706

FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 7534 PAGE 199

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CAROL M. LEAL	LEADER FEDERAL MORTGAGE, INC.	MAP 131-5-B
(NAME)	(NAME)	
5045 Hillsboro Road, Unit 252	P.O. Box 2926	PARCEL 252
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Memphis, Tennessee 38101	
(CITY) (STATE) (P. O. ZIP)	(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, GEORGE M. CHRISLU and wife, MARILYN J. CHRISLU

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CAROL M. LEAL, unmarried

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 Unit 252, together with the appurtenant interest in the common elements of Four Seasons Condominium, a horizontal property regime established by Master Deed, of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Part of Tract 1 on the Plan of Clark Gower Property of record in Plat Book 5050, page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George M. Chrislu and wife, Marilyn J. Chrislu by deed from Four Seasons Associates, a Tennessee corporation of record in Book 6925, page 203, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantee(s); (2) Master Deed and By-Laws of record in Book 6841, page 349, amended in Book 6847, page 122; (3) Easements of record in Book 5158, page 230; Book 5158, pages 851 & 852; Book 5271, page 430 and Book 6869, page 157; (4) Consent Agreement in Book 6869, page 162; rerecorded in Book 6870, page 966; (5) Charter of record in Book 6855, page 917; (6) Engineer's Report in Book 6847, page 125; and (7) All matters appearing on the Plan of record in Plat Book 5050, page 30, said Register's Office.

MAY 4 11 24 AM '88
FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

29699

unimproved ( )
This is improved (XX) property, known as 5045 Hillsboro Road, Unit 252, Nashville, Tennessee 37215

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 28th day of April, 1988

George M. Chrislu
GEORGE M. CHRISLU

Marilyn J. Chrislu
MARILYN J. CHRISLU

Marilyn J. Chrislu
Attorney-In-Fact for the said George M. Chrislu, by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7534 PAGE 290

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARILYN J. CHRISLU, married with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of April, 19 88.

My commission expires 1/10/89 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marilyn J. Chrislu, married, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact of the maker, George M. Chrislu, married, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 28th day of April, 1988.

Notary Public

My Commission Expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 88

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

Notary Public

WARRANTY DEED

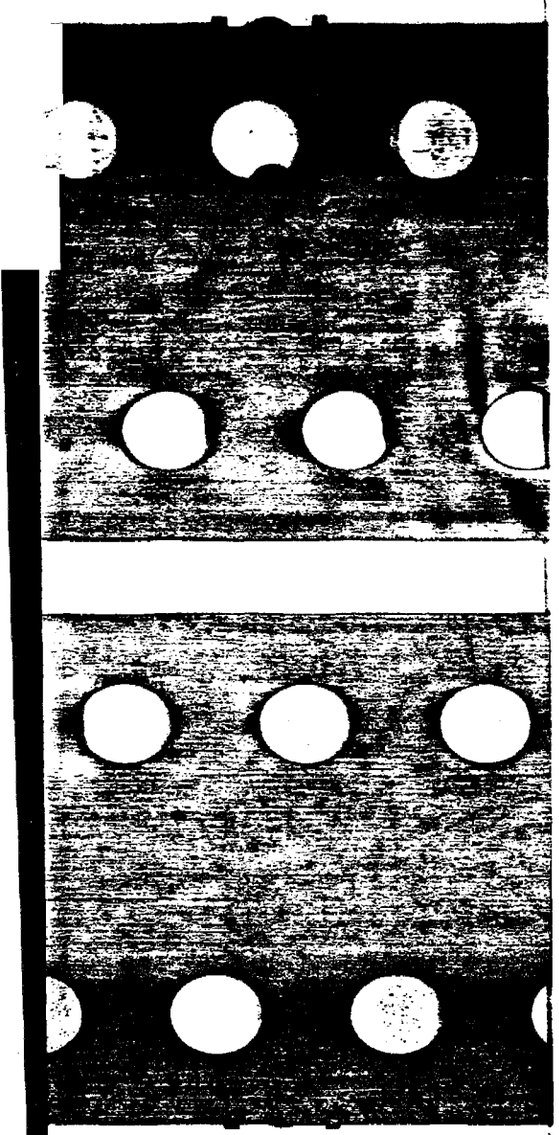
FROM GEORGE M. CHRISLU and wife,

MARILYN J. CHRISLU

TO CAROL M. LEAL, unmarried

RETURN TO:
FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7534 PAGE 201

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 81500.00
				CON TX 228.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 234.70
				CHECK 234.70
05/04/88		01		11:13 0001 2962

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26996

IDENTIFICATION REFERENCE

MAY 4 11 14 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 87240