THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Lawrence Davis German
251 Ensworth Place
Nashville, TN 37205

MORTGAGEE:
Leader Federal Mortgage, Inc.

P.O. Box 275
Memphis, TN 38101-0275

MAP-PARCEL NUMBERS:
MAP 116-04
PARCEL 197
7DA-03397

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7905 07/18 0101 03CHECK 1656.50

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Burton Tally and wife, Kay Talley hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Lawrence Davis German and wife, Deborah C. German hereinafter called the Grantee, Grantee's 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. 1 on the Plan of Ensworth Acres, Section Three, as of record in Book 5800, page 176, Register's Office for said County, described as follows:

BEGINNING at a point in the south margin of Ensworth Place, said point being the common front corners of Lots Nos. 1 and 2 on said plan; thence with the west line of Lot No. 2 South 8 degrees 38 minutes 32 seconds West 350.84 feet to a point, said point being the southwest corner of Lot No. 2; thence North 83 degrees 05 minutes 48 seconds West 50.0 feet to a concrete monument; thence North 3 degrees 52 minutes 11 seconds West 58.97 feet to a concrete monument; thence North 32 degrees 58 minutes 46 seconds West 214.68 feet to an iron pin in concrete; thence North 57 degrees 00 minutes East 219.94 feet to an iron pin in concrete located in the south margin of Ensworth Place; thence with said south margin of Ensworth Place and around a curve having a radius of 40.0 feet southeastwardly 45.0 feet to the point of beginning, containing 42,301 square feet; or 0.98 acres, according to survey of A & A Engineers, Inc., dated July 19, 1982.

Together with all rights, title and interest in and to the Joint Access Easement shown on Plan of Ensworth Acres, Section Three, as of record in Book 5800, page 176, Register's Office for Davidson County, Tenneessee, said Joint Access Easement being more particularly described as fronting 45 feet on the south margin of Ensworth Place (the eastermost front 20 feet of Lot No. 1 on said plan and the westermost front 25.00 feet of Lot No. 2 on said plan) and extending back on its west line 60 feet and on its west line 75 feet to its

This is (xx) improved property, known as 251 Ensworth Place, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 15th day of July, 1988.

Kay Talley

Burton Tally

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of July, 1988, before me personally appeared Burton Tally and wife, Kay Talley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 500,000.00.

Laurence D. German
Affiant

Subscribed and sworn to before me, this the 15th day of July, 1988.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

Continuation of Warranty Deed

rear line, which measures 40 feet thereon (20 feet on Lot No. 1 and 20 feet on Lot No. 2).

Being the same property conveyed to Burton Tally and wife, Kay Talley by deed from John L. Duncan and wife, Patricia C. Duncan of record in Book 5933, page 842, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

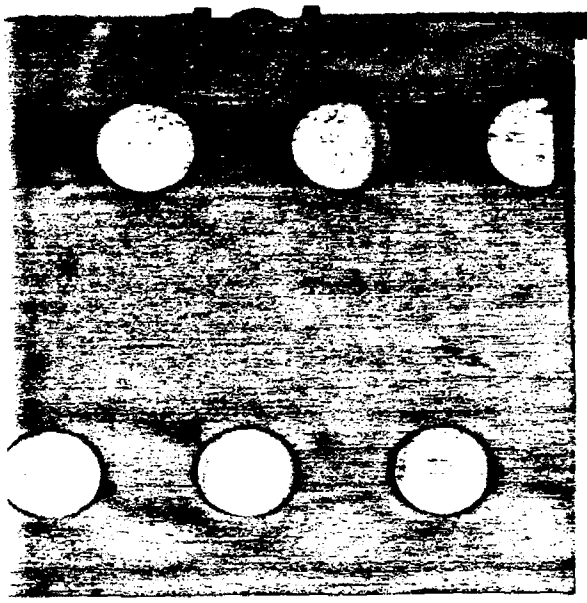
FELIX W. WILKINS, REGISTER
DAVIDSON COUNTY, TN
JUL 18 11 37 AM '88

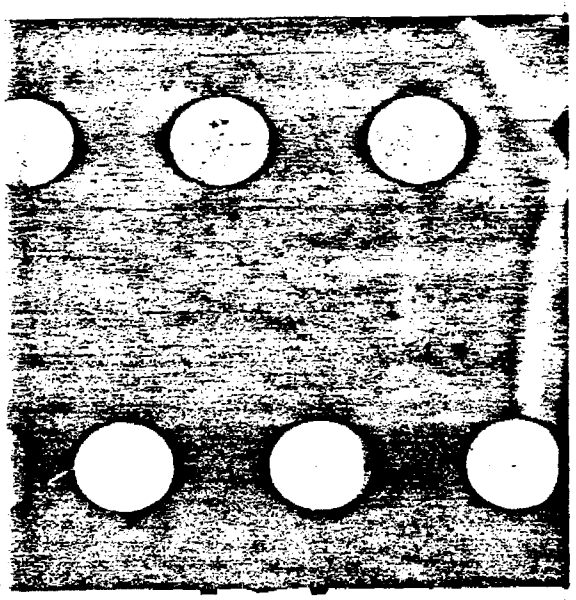
IDENTIFICATION REFERENCE

4981

WARRANTY DEED
from:
Burton Tally and wife, Kay Talley
to:
Lawrence Davis German and wife,
Deborah C. German

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





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	
				500000.00
			CON TX	1650.00
			PRFEE	0.50
			WDEED	6.00
			TOTAL	1656.50
			CHECK	1656.50
07/19/88	01		11:38 0001	7905

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4998L

IDENTIFI REFERENCE

JUL 18 11 37 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 113722