FILE BOX 38

FILE #8296

WARRANTY DEED

BOOK 7739 PAGE 566

THIS INSTRUMENT WAS PREPAID BY

ZARING NATIONAL CORPORATION

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Lenchis (NAME)	LEADER FEDERAL MORTGAGE, INC. (NAME)	MAP 86-4-A
200 Oak Hollow Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	PARCEL 39.00
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	FB #4D92404

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, Zaring National Corporation, an Ohio corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Lenchis and wife, Kayleen L. Lenchis

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot Number 10 on the Plan of Phase 1-B Oakcrest of record in Plat Book 6900, at page 384, Amended in Plat Book 6900, page 385, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Zaring National Corporation, an Ohio Corporation, by deed from David H. Parker, Trustee, of record in Book 7645, page 144, said Register's Office, and rerecorded in Book 7739, page 564, said Register's Office. This conveyance is subject to taxes for the year 1988 and subsequent years, easements and restrictive covenants of record, including Restrictive Covenants of record in Book 6680, page 976; Declaration of Covenants, Conditions and Restrictions of record in Book 7308, page 874; Dedication of common area of record in Book 7665, page 798; Charters of record in Book 7589, page 21, and in Book 7662, page 385, Register's Office for Davidson County, Tennessee.

97731

IDENTIFICATION REFERENCE

Dec 30 8 15 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2477 12/30 0101 03CHECK 458.60

unimproved ( )
This is improved (XXproperty, known as 200 Oak Hollow Circle, Hermitage, Tennessee 37076
(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, 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 successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 its hand this 22nd day of December, 19 88

Zaring National Corporation, an Ohio corporation

BY: Richard J. Bell

Richard J. Bell, president

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

WITNESS my hand and official seal at office at Brentwood on this 22nd day of December, 1988

My Commission Expires: My Commission Expires Nov. 21, 1992

Debra L. Brown
Notary Public

WARRANTY DEED

FROM

ZARING NATIONAL CORPORATION,

an Ohio corporation

TO

Robert Lenchis or wife,

Kayleen L. Lenchis

First Title & Escrow
P. O. Box 926
Brentwood, TN 37024-0926

RETURN TO: FILE BOX 38

Zaring National Corporation

Brentwood, Tennessee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

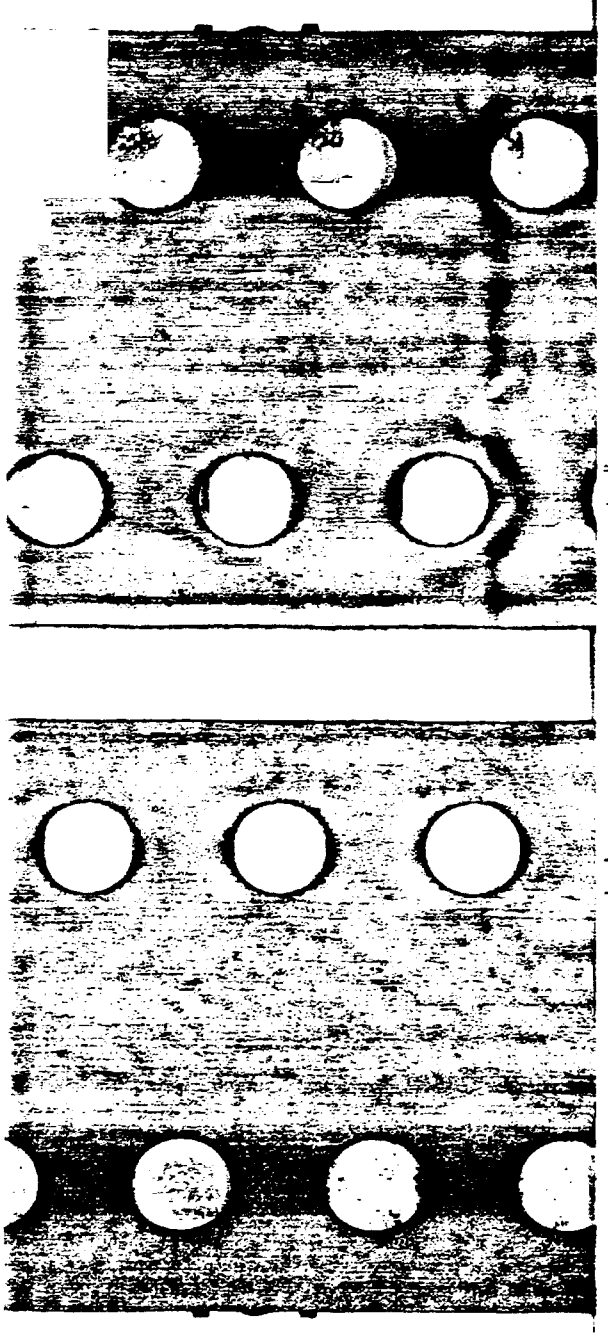
The actual consideration or value, whichever is greater, for this conveyance is $ 137,035.40

Billy K. Bellis

Subscribed and sworn to before me this 22nd day of December, 1988.

My Commission Expires: 3/11/91

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 7739 PAGE 568

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

CAMT
137035-40

CON TX	452.10
PRFEE	0.50
WDEED	6.00
TOTAL	458.60
CHECK	458.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/30/88 01 08:17 0001 2477

9.7.7.3 I:

IDENTIFICATION REFERENCE

Dec 30 8 15 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168594