BOOK 7823 PAGE 967

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53660

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 1989

Notary Public

MY COMMISSION EXPIRES: 11/20/91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

The Law Office of Richard Manson, 1314 5th Avenue North, Nashville, TN 37208
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Linda R. Leysath (NAME)	First Federal Savings Bank of Tennessee (NAME)	81-15
1512 22nd Avenue North (STREET ADDRESS OR ROUTE NUMBER)	101 West Moore Street (STREET ADDRESS)	71
Nashville, TN 37208 (CITY) (STATE) (P.O. ZIP)	Tullahoma, TN 37388 (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, Thomas R. Lipscomb, Jr. and wife, Dorothy J. Lipscomb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda R. Leysath

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. 73 on S. A. Champion's Subdivision of Lots Nos. 85 to 168, and 169 to 228 and Lots 235 to 252, inclusive of the Harding Plan, as of record in Book 21, page 80, of the Register's Office for said County, and said Subdivision Plan of record in Book 161, page 132, said Register's Office.

SAID Lot No. 73 fronts 50 feet on the easterly side of 22nd Avenue North, formerly Champion Avenue, and runs back between parallel lines 154.7 feet to an alley.

BEING part of the same property conveyed to Thomas R. Lipscomb, Jr. and wife, Dorothy J. Lipscomb, by deed from Mary Marquerite Phillips, a widow, of record in Book 4793, page 99, said Register's Office and all of the property conveyed to Wm. T. Phillips by deed from Ernest H. Sullivan and wife, Minnie Lee Sullivan of record in Book 898, page 450, said Register's Office. The said Wm. T. Phillips and the said W. T. Phillips being one and the same person and he having since died testate conveying all of the aforesaid property to Mary Marquerite Phillips by will of record in Will Book 57, page 213, Probate Clerk's Office for said County.

27423

APR 25 10 19 AM '89

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unimproved ( )
This is improved (X) property known as 1512 22nd Avenue North, Nashville, Tennessee 37208
(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 our hands this 20th day of April, 1989

Thomas R. Lipscomb Jr.
THOMAS R. LIPSCOMB, JR.

Dorothy J. Lipscomb
DOROTHY J. LIPSCOMB

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas R. Lipscomb, Jr. and Dorothy J. Lipscomb

the bargainors, 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 April, 19 89.

Commission Expires 11/10/91

Richard Manson
Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

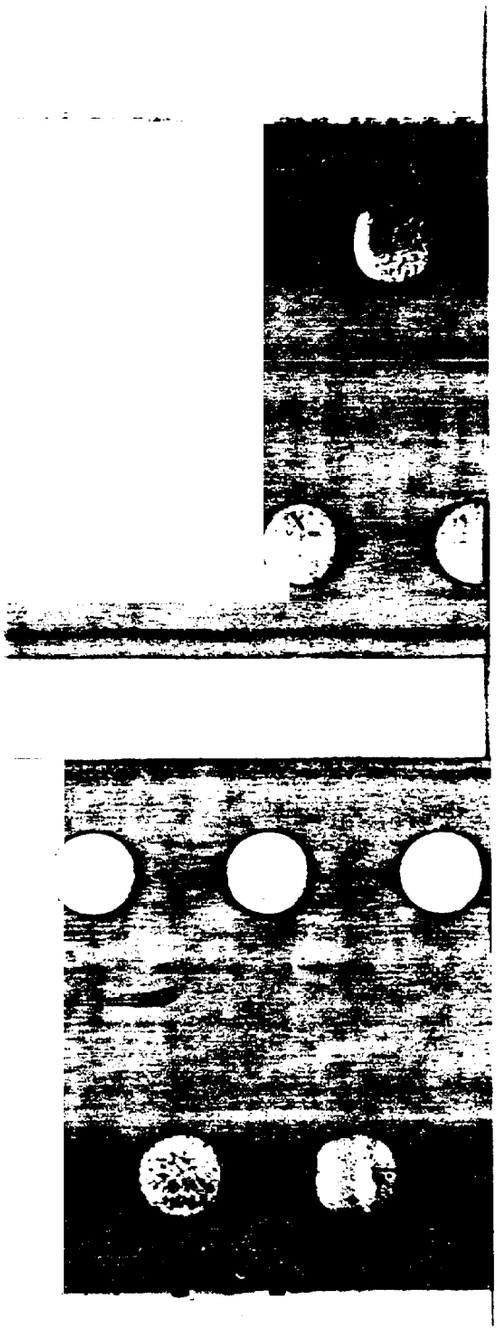
THOMAS R. LIPSCOMB

ET UX

TO

LINDA R. LEYSATH

The Title Office Of
Richard Manson
Germantown Center
1314 5th Avenue North
Suite 300
Nashville, Tennessee 37208-2726
(615) 254-1600
Telex (615) 726-1690



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	53650.00
CON TX	176.88
PRFEE	0.50
WDEED	6.00
TOTAL	183.38
CHECK	183.38

04/25/89 01 10:19 0001 8775

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27423

IDENTIFICATION

APR 25 10 19 AM '89

FELIX Z. WILSON

No. 203124