ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Judy D. Moore	Leader Federal Mortgage	Map and Parcel
4814 Apollo Drive	ATTN: Tax Department	149-5-24
Antioch, TN 37013	158 Madison Avenue	
	Memphis, TN 38103	

This instrument prepared by: Cindy S. Smith, Attorney at Law,
2525 Lebanon Road, Nashville, Tennessee 37214

21A-40

WARRANTY DEED BOOK 7853 PAGE 831

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, Steven Howard Delaney and wife, Joni Kay Delaney, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Judy D. Moore, unmarried, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 101, on the Plan of Section 2, Barclay Square, as shown on plat of record in Plat Book 4660, Page 124, as amended in Book 4967, Page 402 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Steven Howard Delaney and wife, Joni Kay Delaney, by deed from Elizabeth Everingham Handley (formerly Elizabeth Everingham) and husband, Richard Handley, of record in Book 7551, Page 145, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 4814 Apollo Drive, Antioch, Tennessee 37013.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee of an indebtedness secured by a Deed of Trust of record in Book 7551, Page 148, said Register's office.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) Deed of Trust of record in Book 7551, Page 148, said Register's Office; (2) Property Taxes for the current year, such taxes having been assumed by the Grantees; (3) The Plan of Record and all matters therein in Book 4660, Page 124, and amended in Book 4967, Page 402, said Register's Office; (4) Restrictive Covenants of record in Book 4847, Page 830, said Register's Office; (5) Any and all zoning regulations, building restrictions, setback lines, easements and rights-of-way for public utilities of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $62,993.85.

x Judy D. Moore
Affiant

Subscribed and sworn to before me this 25th day of May, 1989.

Notary Public
My Commission Expires 11/12/90

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever. BOOK 7853 PAGE 832

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, her successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of May, 1989.

Steven Howard Delaney
Steven Howard Delaney, Seller
By: Laura Wakefield
Laura Wakefield, his attorney in fact as authorized by a Power of Attorney of record in Book 7853, Page 529, Register's Office for Davidson County, Tennessee.

Joni Kay Delaney
Joni Kay Delaney, Seller
By: Laura Wakefield
Laura Wakefield, her attorney in fact as authorized by a Power of Attorney of record in Book 7853, Page 527, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Laura Wakefield 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 Steven Howard Delaney and wife, Joni Kay Delaney, and is authorized by Steven Howard Delaney and wife, Joni Kay Delaney, to execute this instrument on their behalf.

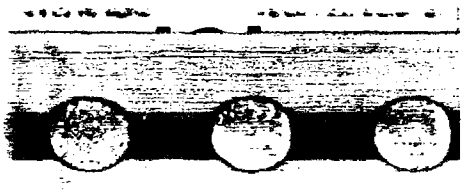
Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 1989.

Cindy S. Smith
Notary Public
My Commission Expires: 11/20/90

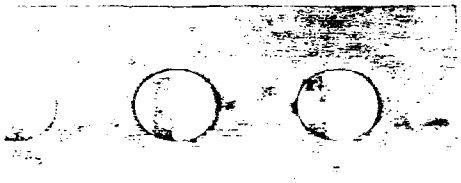
RUSH

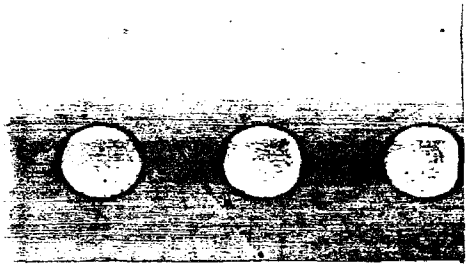
JUN 1 9 54 AM '89

37404









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7853 PAGE 833

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	62993.85
CON TX	207.90
PRFEE	0.50
WDEED	6.00
TOTAL	214.40
CHECK	214.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/21/89 15:56 0001 0493

3744

IDENTIFICATION

JUN 1 9 54 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 214874