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FILE BOX 61

FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 19 89

Notary Public

MY COMMISSION EXPIRES: 4/1/

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TE

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., Suite 130,One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Robert J. Laub (NAME)	Leader Federal Bank for Savings (NAME)	
3816 Richland Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	104-9-42
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101-2926 (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, D. Donald Welch, Jr. and wife, Gay H. Welch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert J. Laub and wife, Jane A. Laub

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 parts of Lots Nos. 201 and 203 of Block 10, Division "A" of the Richland Realty Company's property, as of record in Book 161, Page 151, Register's Office for said County, which plan shows said property divided into blocks but dues not show the subdivision of the blocks into small lots.

ACCORDING to a printed copy of an unregistered plan subdividing said blocks into small lots, and described according to a copy of a survey thereof made by William Collier Parrish, Associates-Civil Engineers, dated December 11, 1958, as follows:

BEGINNING on the northerly margin of Richland Avenue 328 feet easterly from the easterly margin of Wilson Avenue, running thence northerly, parallel with the westerly margin of Christopher Street, 179.88 feet to the westerly line of said Lot No. 203; thence with said line northerly 14.52 feet to the southerly margin of an alley as shown in Book 332, Page 92, said Register's Office; thence with said alley, easterly 46 feet more or less to a point 427 feet westerly from the westerly margin of Christopher Street; thence southerly, parallel with the said Street 192 1/2 feet to the northerly margin of Richland Avenue; thence with the margin of the same westerly 50 feet to the point of beginning.

BEING the property conveyed to D. Donald Welch, Jr. and wife, Gay H. Welch by deed of record in Book 6840, Page 768, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3816 Richland Avenue, (House Number) (Street) Nashville, TN 37205 (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 hand s this 24th day of July, 19 89

D. Donald Welch, Jr.

Gay H. Welch

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Donald Welch, Jr. and wife, Gay H. Welch

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 89

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
Davidson County

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

8657 07/25 0101 03CHECK 584.50

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

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

My commission expires: _____

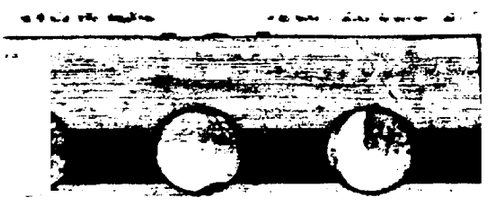
Notary Public

RECEIVED FOR RECORD
DAVIDSON COUNTY, TENN.
JUL 25 2 23 PM '89
REGISTER'S OFFICE

5.2039

OFFICIAL RECEIPT

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



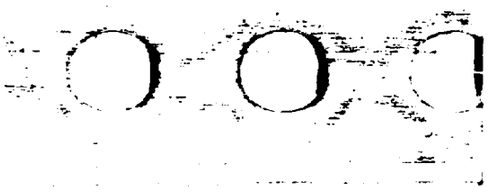
RECEIVED OF _____

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

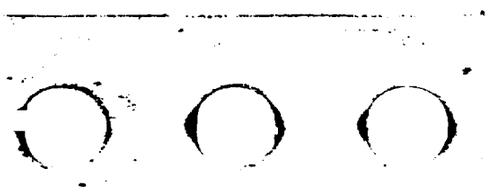
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT	175000.00
CON TX	577.50
PRFEE	1.00
MDEED	6.00
TOTAL	584.50
CHECK	584.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/25/89 01 14:35 0001 8657

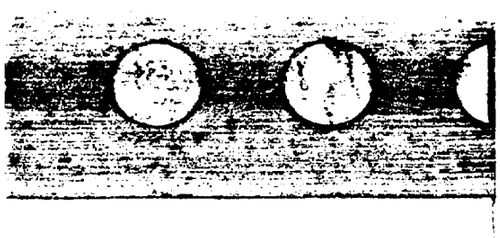


5.2039

IN CONSIDERATION OF

Jul 25 2 33 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN



No. 232285