WARRANTY DEED

BOOK 7905 PAGE 762

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEPHEN SCOTT ELLIOTT (NAME)	Leader Federal Savings & Loan (NAME)	MAP 104-15
2313 Sunset Place (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	PARCEL 245
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38103 (CITY) (STATE) (ZIP)	24W9725

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, STEPHEN PRATT and SUSAN K. SWANSON DAHL, both married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN SCOTT ELLIOTT, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 10 on the Plan of Lots on Linden and West Linden, as of record in Plat Book 1130, page 42, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen Pratt and wife, Susan K. Swanson by deed from Steve M. Hays, unmarried, and Ronald Gobbell and wife, Phyllis C. Gobbell of record in Book 6090, page 538, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 1129, page 551; and (3) All matters appearing on the Plan of record in Plat Book 1130, page 42, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated June 27, 1983, in the original principal sum of $76,000.00, payable to Leader Federal Savings and Loan Association in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6090, page 534 said Register's Office.

Leona M. Pratt, spouse of Stephen Pratt, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Stephen Pratt.

Thomas R. Dahl, spouse of Susan K. Swanson Dahl, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virture of his marriage to the said Susan K. Swanson Dahl.

Susan K. Swanson Dahl was not a resident of the State of Tennessee at the time of execution of this instrument nor was this her residence.

This is improved (XX) unimproved ( ) property, known as 2313 Sunset Place, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of July, 1989

Stephen Pratt
By Leona M Pratt, Attorney-in-Fact
STEPHEN PRATT
BY: LEONA M. PRATT, ATTORNEY-IN-FACT for the said STEPHEN PRATT, BY Power of Attorney recorded simultaneously herewith.

Leona M. Pratt
LEONA M. PRATT

Thomas R Dahl
By: Leona M Pratt Attorney in fact
THOMAS R. DAHL, BY: LEONA M. PRATT, ATTORNEY-IN-FACT for the said THOMAS R. DAHL, by Power of

Susan K. Swanson Dahl
By: Leona M Pratt, Attorney in Fact
SUSAN K. SWANSON DAHL
BY: LEONA M. PRATT, ATTORNEY-IN-FACT for the said SUSAN K. SWANSON DAHL, by Power of Attorney recorded simultaneously herewith

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEONA M. PRATT

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of July, 19 89.

My commission expires May 8, 1991 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leona M. Pratt, 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 Susan K. Swanson Dahl and husband, Thomas R. Dahl, the maker and is authorized by the maker to execute this instrument on behalf of the maker. *and Stephen Pratt

Witness my hand, at Office, this 31st day of July, 1989.

My Commission Expires: May 8, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,792.24

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 89

MY COMMISSION EXPIRES: May 8, 1991 (AFFIX SEAL)

Notary Public

2008 08/03 0101 03 FEE 323.14

WARRANTY DEED

FROM STEPHEN PRATT and wife, LEONA M. PRATT and SUSAN K. SWANSON DAHL and husband, THOMAS R. DAHL

TO STEPHEN SCOTT ELLIOTT

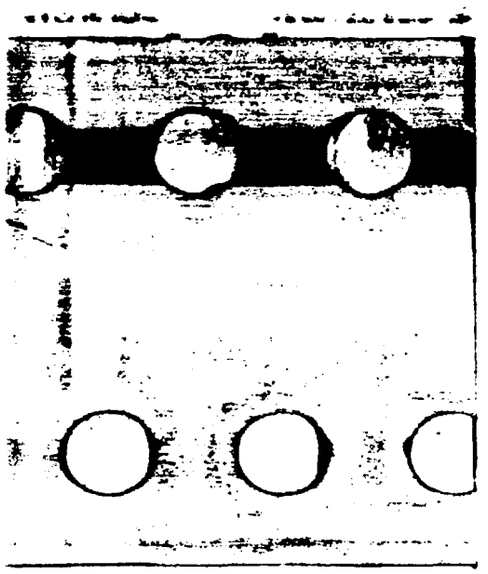
PLEASE RETURN TO: FILE BOX 38
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

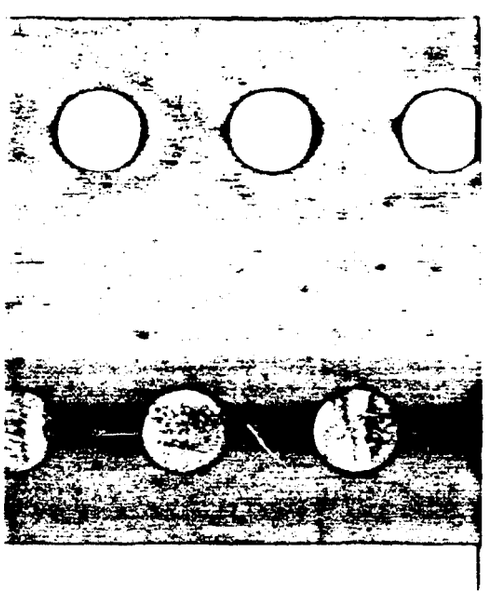
OFFICIAL RECEIPT

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
				MAMT 95792.24
				ERR CO
				MAMT 95792.24-
				CAMT 95792.24
				CON TX 316.14
				PRFEE 1.00
				MDEED 6.00
				TOTAL 323.14
				CHECK 323.14
			08/03/89 01	08:12 0001 2008

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4.6.8.2

IDENTIFICATION

AUG 3 8 11 AM '89

FELIX Z. WILSON, II
REGISTER

No. 235338