WARRANTY DEED

BOOK 7905 PAGE 777

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEVEN C. SCHRODER (NAME)	LEADER FEDERAL MORTGAGE, INC. (NAME)	Map 149-4
259 Bell Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 231
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	F.B.# 2D37467

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, HUGH MARION GOODMAN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN C. SCHRODER and wife, MARIA D. SCHRODER

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. 611 on the Plan of Section II Edge-O-Lake Estates, as of record in Plat Book 3842, page 190, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Hugh Marion Goodman and wife, Melanie M. Goodman by deed from Mack E. Williams and wife, Romayne T. Williams of record in Book 5009, page 450, said Register's Office. The said Hugh Marion Goodman and Melanie M. Goodman have since divorced and Melanie M. Goodman conveyed her interest in subject property to Hugh Marion Goodman by Quitclaim deed of record in Book 5517, page 659, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4222, page 421; and (3) All matters appearing on the Plan of record in Plat Book 3842, page 190, said Register's Office.

5.4.6.8.6

TENNESSEE REGISTER'S

AUG 3 8 13 AM '89

FILED & WHEN RECORDED

2012 08/03 0101 03CHECK 242.95

unimproved ( )
This is improved (XX) property, known as 259 Bell Road, Nashville, Tennessee 37217

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

Hugh Marion Goodman

HUGH MARION GOODMAN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUGH MARION GOODMAN, unmarried

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

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

My commission expires 3/11/91 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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,500.00

Steven C. Schroder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 1989.

MY COMMISSION EXPIRES: 3/11/91 (AFFIX SEAL)

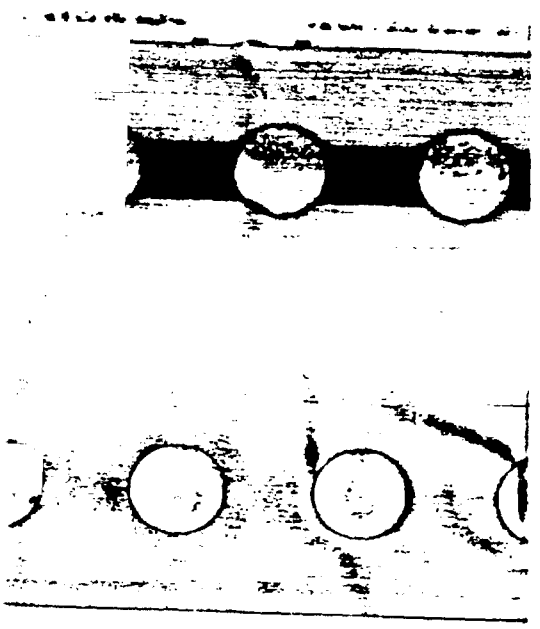
Notary Public

WARRANTY DEED

FROM HUGH MARION GOODMAN, unmarried

TO STEVEN C. SCHRODER and wife, MARIA D. SCHRODER

PLEASE RETURN TO:
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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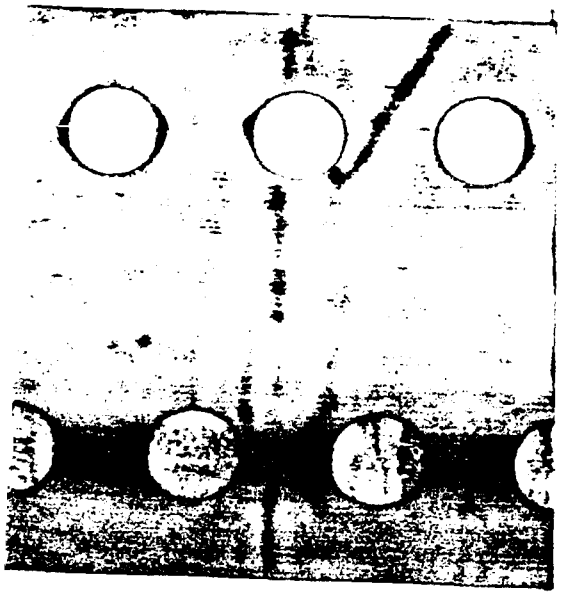
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 71500.00
CON TX 235.95
PRFEE 1.00
MDEED 6.00
TOTAL 242.95
CHECK 242.95

08/03/89 01 08:14 0001 201

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



5.4686

T. FAITH REFERENCE

AUG 3 8 14 AM '89

FELIX Z. WILSON, II

No. 235342