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 $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 1989.

Notary Public

MY COMMISSION EXPIRES: 11-13-92

(AFFIX SEAL)

SPECIAL WARRANTY DEED

FILE BOX 51

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
Mark T. Brown (NAME)	Leader Federal Bank for Savings (NAME)	64-11-A-21
404 North Cameron Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	
Hermitage, Tennessee 37076 (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, Mortgage and Trust, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark T. Brown and wife, Ginger G. Brown

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. 21 on the Plan of Caleb Chase, as shown on plat of record in Plat Book 6250, pages 821 and 822 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 Mortgage and Trust, Inc. by Special Warranty Deed from Sovran Bank, N.A. as of record in Book _____, page _____, said Register's Office for Davidson County, Tennssee.

All warranties of Mortgage and Trust, Inc. herein contained are expressly limited to those persons or parties claiming by, through or under Mortgage and Trust, Inc.

And the Grantor, for itself and its successors, does warrant to the grantee, his successors, heirs and assigns, only that:

1.) The grantor has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner, encumbered; and,

2.) Grantor will forever defend the property against all persons lawfully claiming through grantor.

This is unimproved ( ) improved (XX) property, known as 404 North Cameron Court (House Number) (Street) Hermitage, (P. O. Address) Tennessee 37076 (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said parcel of land [illegible] GRANTEES, their heirs and assigns forever, with all the appurtenances thereto belonging. And the GRANTORS, for themselves, their heirs and successors, do covenant with the said GRANTEES, their heirs and assigns, that they 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 forth. They further covenant and bind themselves, their heirs and successors, 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 herein, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand & this 1st day of August, 1989

Pam M. Brackelsberg as agent for
Mortgage and Trust, Inc.
BY: Pam M. Brackelsberg

STATE OF ~~TENNESSEE~~ Colorado
~~Davidson~~ County of
City of Denver

gb Connie Jo Bennett

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Pam M. Brackelsberg as Agent for Mortgage and Trust, Inc., a Texas Corporation

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Denver, Colorado, Tennessee, this 1st day of August 19 89

Commission expires July 1, 1992

Connie Jo Bennett
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

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____.

_____
Notary Public

My commission expires:

_____

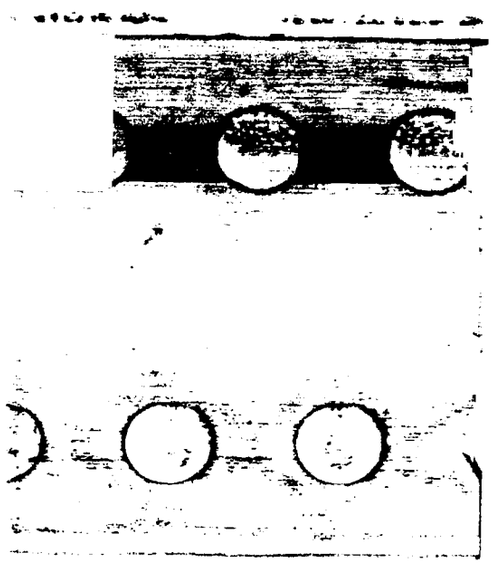
FILED
AUG 3 1 30 PM '89
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

5.5 U 3 3
2398 08/03 0101 03CHECK
277.60

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7906 PAGE 706

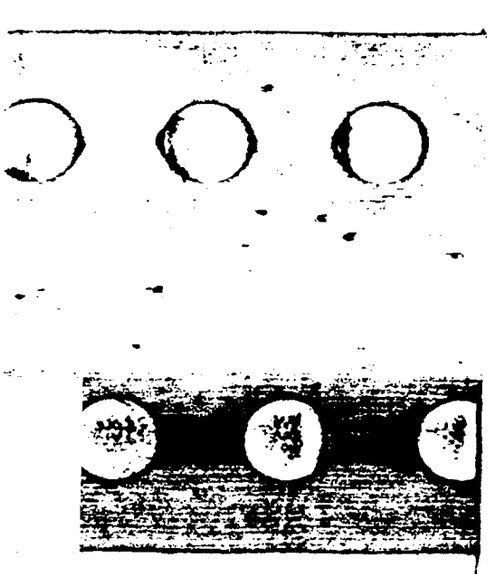
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	82000.00
CON TX	270.60
PRFEE	1.00
MDEED	6.00
TOTAL	277.60
CHECK	277.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/89 01 13:30 0001 2398



5.5.0 3 3.

IDENTIFICATION REFERENCE

AUG 3 1 30 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 235726