This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
GAYLE T. MOYER, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:
Leader Federal Bank for Savings
P. O. Box 2926
Memphis Tennessee 38101-2926

NAME OF MORTGAGEE:
Leader Federal Bank for Savings

ADDRESS NEW OWNERS:
Lewis d. Brasell, Jr. and Martha l. Brasell
705 Wabash Place
Nashville, Tennessee 37221

MAP 155-10, GROUP A, PARCEL 5200
Field Book No. 09D81216

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY FOUR THOUSAND TWENTY FOUR ($154,024.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, CONSTRUCTION ASSOCIATES, INC., has this day bargained and sold and does hereby transfer and convey unto LEWIS D. BRASELL, JR. AND WIFE, MARTHA L. BRASELL, their heirs and assigns, the following described property:

The following described lot or parcel of land, lying and being situated in Davidson County, Tennessee, and being Lot No. 55 on the Plan of McCrory Trace Estates, of record in Book 6900, pages 720 thru 723, Register's Office of Davidson County, Tennessee, as follows:

Said Lot No. 55 fronts 97.21 feet on the easterly margin of Wabash Place and extends back between unparallel lines, the northerly boundary line measuring 82.91 feet, the southerly boundary line measuring 119.59 feet, to the rear boundary line which measures 95.15 feet thereon.

Being a portion of the property conveyed to Constructions Associates, Inc., by deed of R. W. Bolster & Associates, Inc., of record in Book 7785, page 759, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Lewis D. Brasell, Jr. and wife, Martha L. Brasell, their heirs and assigns, forever.

AND GRANTOR COVENANTS with the said Lewis D. Brasell, Jr. and wife, Martha L. Brasell, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1989 Davidson County taxes are a lien against the property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with grantor paying its prorata part thereof to grantees, who will be responsible for payment of said taxes when they become due. Map and Parcel No. 155-10-A, 5200; Field Book No. 09D81216.

2. Amendment and restatement of the Declaration of Covenants, Conditions and Restrictions of McCrory Trace Estates, of record in Book 7576, page 846, Register's Office of Davidson County, Tennessee.

3. Charter of McCrory Trace Homeowner's Association, Inc., of record in Book 7576, page 821, Register's Office of Davidson County, Tennessee.

4. Charter and Articles of Incorporation of McCrory Trace Homeowner's Association, Inc., of record in Book 7576, page 822, Register's Office of Davidson County, Tennessee.

5. By-Laws of McCrory Trace Estates Homeowner's Association of record in Book 7576, page 831, Register's Office of Davidson County, Tennessee.

6. Matters appearing on the Plan of McCrory Trace Estates, of record in Book 6900, pages 720, 721, 722 and 723, Register's Office of Davidson County, Tennessee, including the following: (a) 30 ft. minimum building setback line from Wabash Place; (b) 2.5 ft. X 25 ft. anchor easement located at the southwest corner of subject lot; (c) 2.5 ft. X 25 ft. anchor easement located at the northwest corner of subject lot; (d) a portion of a 20 ft. public utility and drainage easement lying along the rear boundary line; (e) a portion of a 10 ft. public utility and drainage easement lying along the northerly boundarly line; (f) 20 ft. minimum building setback line from the rear boundary line; and (g) 3 ft. minimum building setback line from the southerly boundary line.

7. Survey of John Kohl dated July 6, 1989 shows the porch encroaching over the minimum building setback line from Wabash Place and a portion of the deck encroaching over the rear minimum building setback line.

AND GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to said property, to the said Lewis D. Brasell, Jr. and wife, Martha L. Brasell, their heirs and assigns, against the lawful claims of all persons, whomsoever.

In Witness Whereof, grantor has caused its signature to be affixed hereto by its duly authorized officer, on this the 14th day of August, 1989.

57643 IDENTIF. TREFERENCE AUG 14 2 02 PM '89 FELIX Z. WILSON, REGISTER DAVIDSON COUNTY, TN. $13.50

CONSTRUCTION ASSOCIATES, INC.

BY: James Carbine
James Carbine
Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared James Carbine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Secretary/Treasurer of Construction Associates, Inc., the within named bargainor, a corporation, and that James Carbine, as such Secretary/Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary/Treasurer of said corporation.

Witness my hand and official seal at Franklin, Tennessee, on this the 14th day of August, 1989.

(SEAL)

Gayle Moyer
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE LARGE

My Commission Expires:

4-23-91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $154,024.00.

Lewis N. Bissell, Jr.

Sworn to and subscribed to before me, on this the 14th day of August, 1989.

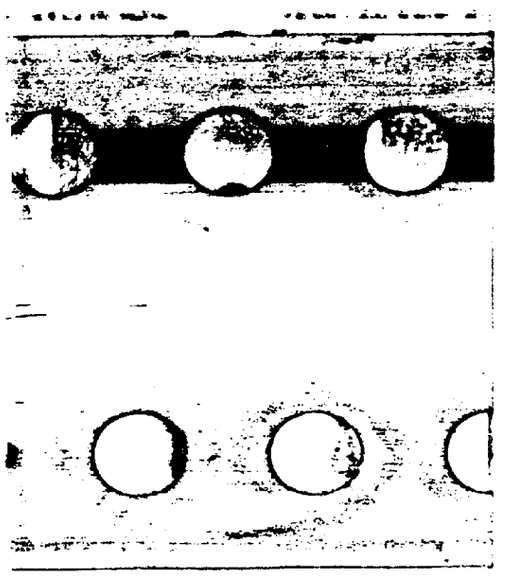
(SEAL)

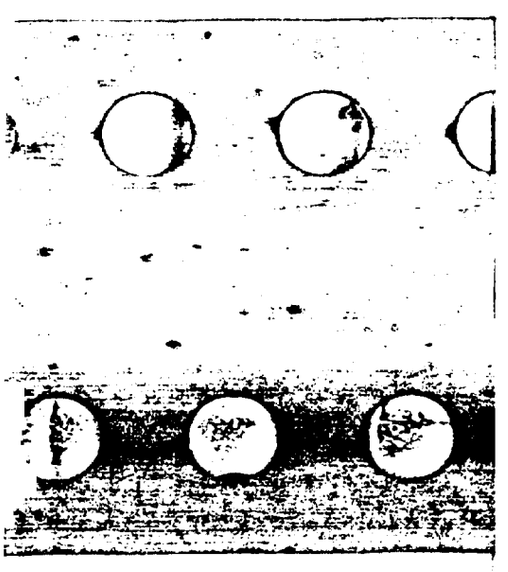
Gayle Thorpe
Notary Public

My Commission Expires:

4-23-91

5542 08/14 0101 03CHECK 518.20





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7914 PAGE 376

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 154024.00
CON TX 508.20
PRFEE 1.00
WDEED 9.00
TOTAL 518.20
CHECK 518.20

08/14/89 01 14:04 0001 5542

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57643

IDENTIF. REFERENCE

AUG 14 2 02 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 238820