THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Don O. Henderson
166 Kenner Avenue
Nashville, TN 37205

MORTGAGEE:
Leader Federal Mortgage, Inc.
P.O. Box 275
Memphis, TN 38101-0275

MAP-PARCEL NUMBERS:
MAP 116-04
PARCEL 046
07DA-09540

WARRANTY DEED

BOOK 7923 PAGE 455

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eleanora D. Tyler, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Don O. Henderson and wife, Ludmila Weclas-Henderson hereinafter called the Grantee, Grantee's 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 the south 50 feet of Lot No. 20 on the plan of Kenner-Manor Land Company's Subdivision, of record in Book 421, page 100, Register's Office for said County.

SAID part of Lot No. 20 fronts 50 feet on the easterly margin of Kenner Avenue and extends back 174.25 feet on the northerly line and 170 feet on the southerly line to a dead line in the rear, measuring 50.08 feet thereon.

BEING the same property conveyed to John Duke Tyler and wife, Eleanora D. Tyler by installment deed from Jane Miller Fabian of record in Book 3838, page 910, said Register's Office. Said property was vested in Eleanora D. Tyler by will of John Duke Tyler, deceased, of record in Will Book 125, page 544, Probate Court Clerk's Office for said County.

9553 08/25 0101 03CHECK 354.85

This instrument is executed on behalf of Eleanora D. Tyler by Cason Dickinson as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

This is (~~un~~)improved property, known as 166 Kenner Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 25th day of August, 1989.

Eleanora D Tyler
Eleanora D. Tyler

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, 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 $ 104,500.00.

Don O. Henderson
Affiant

Subscribed and sworn to before me, this the 25th day of August, 19 89.

My Commission Expires: Oct 9, 1991

Christy Wilkins
Notary Public

CHRISTY WILKIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cason Dickinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Eleanora D. Tyler as her Attorney in Fact as the free act and deed of the within named Eleanora D. Tyler.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of August, 1989.

Christy Wilkins
Notary Public

My Commission Expires: Oct 9, 1991

CHRISTY WILKIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Eleanora D. Tyler, unmarried

to:
Don O. Henderson and wife,
Ludmila Weclas-Henderson

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
hville, Tennessee 37215-0157

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant

Sworn to and subscribed before me this 25th day of August, 19 89.

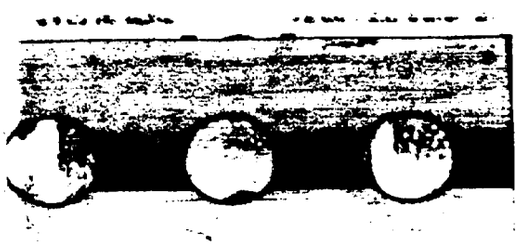
Notary Public

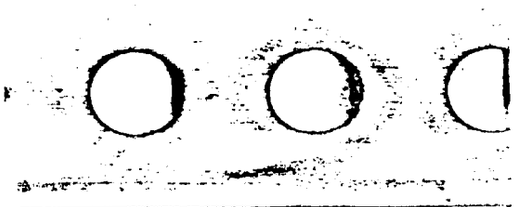
My Commission Expires: Oct 9, 1991

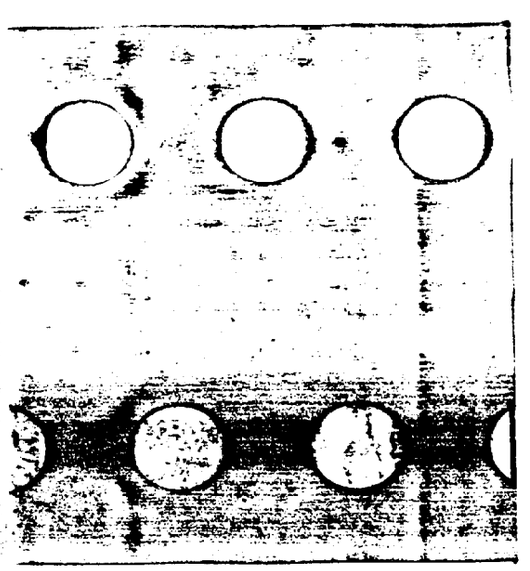
CHRISTY WILKINS AVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIFICATION REFERENCE

61019







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7923 PAGE 458

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 104500.00
CON TX 344.85
PRFEE 1.00
WDEED 9.00
TOTAL 354.85
CHECK 354.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/25/89 01 14:45 0001 9553

6 1 0 1 9

IDENTIFICATION REFERENCE

AUG 25 2 43 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 242774