FORM NO. WD-1 REV. 10-86

Special Warranty Deed

FILE BOX 61

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,406.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-2-92

(AFFIX SEAL)

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
Secretary of Housing and Urban Development (NAME)	(NAME)	74-12-29
317 Bonnahurst (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	(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, Leader Federal Savings and Loan Association NKA Leader Federal Bank for Savings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Secretary of Housing and Urban Development

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. 753 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, Page 62, Register's OFfice for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Leader Federal Savings and Loan Association by deed from Leader Enterprises, Inc., Trustee of record in Book 7766, Page 957, Register's Office for Davidson County, Tennessee.

7.01.43

IDENTIFICATION REFERENCE

SEP 29 11 37 AM '89

FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

9501 09/29 0101 03CHECK 255.82

unimproved ( )
This is improved (X) property, known as 317 Bonnahurst (House Number) (Street) Hermitage, TN 37076 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

UK

Witness my hand this 31st day of August, 19 89

C

Leader Federal Savings & Loan Association NKA Leader Federal Bank for Savings

BY:

STATE OF TENNESSEE
Davidson County

BOOK 7949 PAGE 113

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

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert B. Adams and Barbara A. Brown (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Vice-President and Assistant Secretary respectively of the Leader Federal Savings and Loan Association NKA Leader Federal Bank for Savings the within named bargainor, a corporation, and that (he) as such Vice-President (they) and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Vice-President as such _____, and attesting the same by the said Assistant Secretary as such _____.

Witness my hand and official seal at office at Memphis on this the 31st day of August, 19 89

My commission expires MY COMMISSION EXPIRES NOV. 22, 1992 Chandra Y. Walker
Notary Public
Chandra Y. Walker

SHELBY CO. 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.

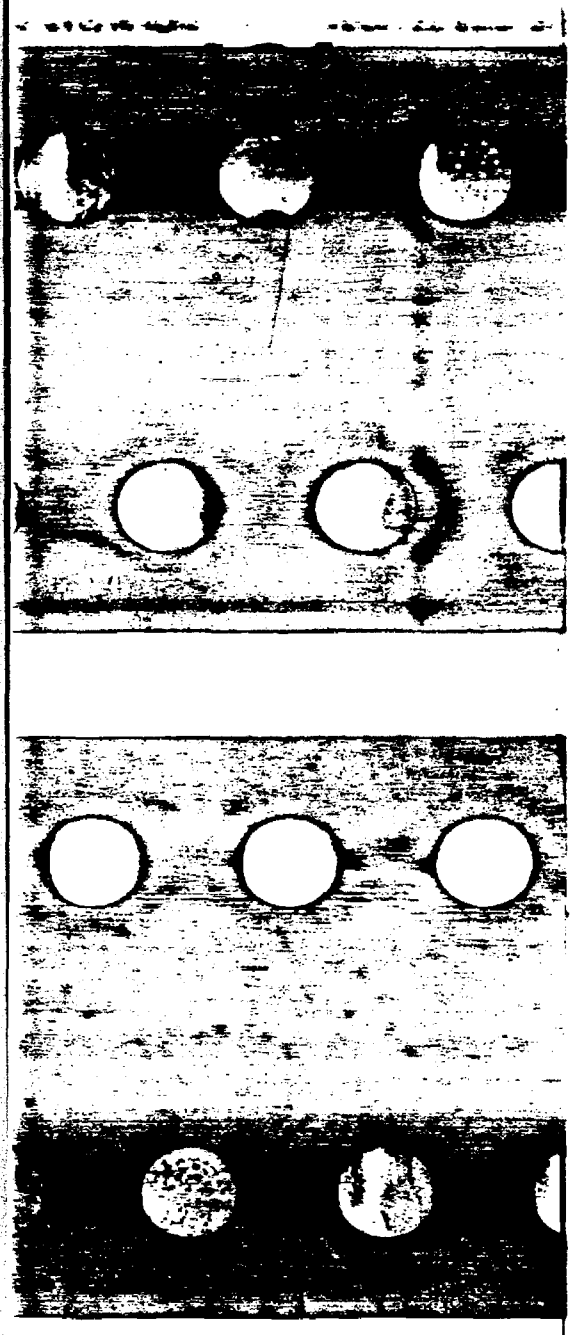
Witness my hand, at office, this _____ day of _____, 19____.

_____
Notary Public

My commission expires:

_____

Henry Williams



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7949 PAGE 114

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 75406.58
CON TX 248.82
PRFEE 1.00
MDEED 6.00
TOTAL 255.82
CHECK 255.82

09/29/89 01 11:38 0001 9501

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.01:43.

IDENTIFI REFERENCE

SEP 29 11 37 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253436