BOOK 7996 PAGE 519 FILE IN BOX #4

FORM NO. WD-1
#89-11-22

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Charles S. Bush
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF November, 1989.

Notary Public

MY COMMISSION EXPIRES: November 10, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTY., Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
CHARLES S. BUSH ETUX (NAME)	LEADER FEDERAL MORTGAGE, INC. (NAME)	MAP 129-12
1013 Edwin Warner Drive (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	PARCEL 28
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38103 (CITY) (STATE) (ZIP)	FB#: 7DZ-36362

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, ROBERT T. SULLIVAN and wife, IRENE SULLIVAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES S. BUSH and wife, LYNN S. BUSH, as tenants by the entirety

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. 222 on the Plan of Warner Park Valley, Section 1, of record in Book 3600, Pages 12 - 14, Register's Office for Davidson County, Tennessee.

SAID Lot No. 222 fronts 100 feet on the northwesterly margin of Edwin Warner Drive and extends back 164.69 feet on the northeasterly line and 198.54 feet on the southwesterly line to a dead line in the rear measuring 105.57 feet thereon.

BEING the same property conveyed to Robert T. Sullivan and wife, Irene Sullivan, by Deed from Murphree Realty Company, of record in Book 3861, Page 245, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3466, Page 89; amended in Book 3577, Page 511; and made applicable to Warner Park Valley, Section 1, and amended in Book 3702, Page 465, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 1013 Edwin Warner Drive, Nashville, Tennessee 37205
(House Number) (Street) (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.

Witness their hand s this 27th day of November, 19 89

Robert T. Sullivan
ROBERT T. SULLIVAN

Irene Sullivan
IRENE SULLIVAN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, PETER WEISS, a Notary Public in and for said County and State, the within named ROBERT T. SULLIVAN and wife, IRENE SULLIVAN

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of November, 19 89.

Notary Public

Commission Expires November 10, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Notary Public

Commission Expires _____

WARRANTY DEED

FROM

ROBERT T. SULLIVAN and wife, IRENE SULLIVAN

TO

CHARLES S. BUSH and wife, LYNN S. BUSH

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

8631 3

IDENTIF. T REFERENCE

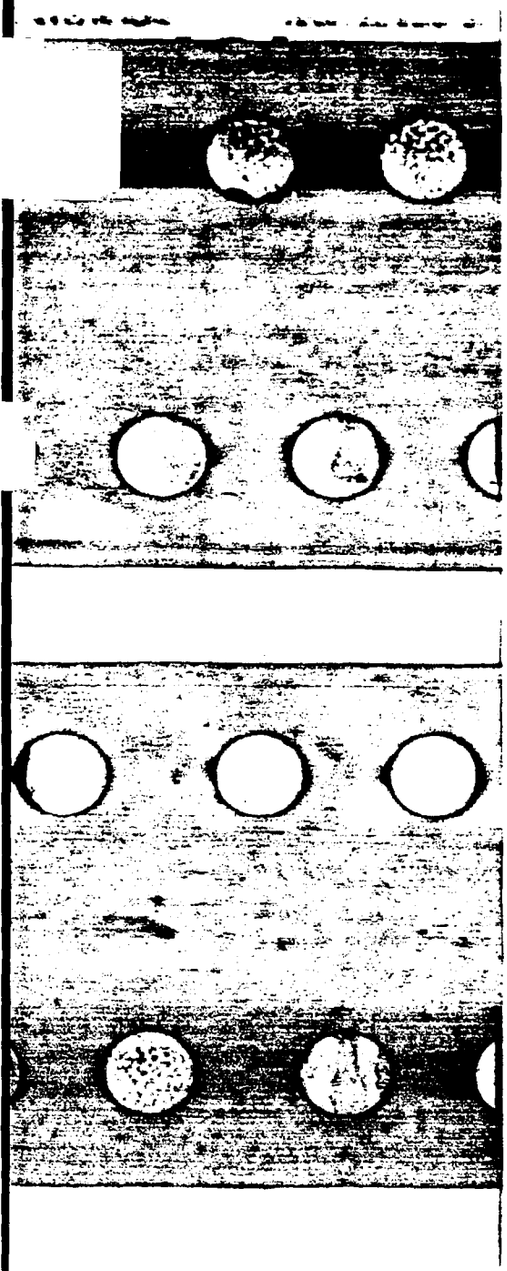
Dec 1 1 45 PM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

0993 12/01 0101 CHECK 337.00

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
				100000.00
				CON TX 330.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 337.00
				CHECK 337.00
			12/01/89	01 13:42 0001 0993

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8631 3

IDENTIF. TREFERENCE

DEC 1 1 45 PM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

No. 272210