WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 8007 PAGE 815

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ELIZABETH E. BROWN (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 160-14-D
5746 Brentwood Trace II (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 24
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101-2926 (CITY) (STATE) (ZIP)	F.B. #6DU79546

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, LEIGH MOREL ZIMMERMAN, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELIZABETH E. BROWN, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit 5746 on the Plan of Brentwood Trace Condominiums Section II of record in Plat Book 5200, pages 376 & 377, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace Condominiums, Section Two, a horizontal property regime established by Master Deed of record in Book 5818, page 915, said Register's Office.

Being the same property conveyed to Leigh Morel by deed from Haury & Smith Contractors, Inc. of record in Book 6070, page 652, said Register's Office. The said Leigh Morel has since married and is now known as Leigh Morel Zimmerman.

This conveyance is made subject to: (1) Covenants, Conditions, Restrictions & Agreements of record in Book 5818, page 915; (2) Easement of record in Book 6122, pages 419 & 424; (3) Storm Water Detention Agreement in Book 5861, page 411; (4) By-Laws in Book 5818, page 925, amended in Book 5868, page 70; and (5) All matters appearing on the Plan of record in Plat Book 5200, pages 376 & 377, and Plat Book 5210, page 374, said Register's Office.

Peter Zimmerman, spouse of Leigh Morel Zimmerman, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Leigh Morel Zimmerman. PZ

This is not now, nor has it ever been, the principal residence of Peter Zimmerman, spouse of Leigh Morel Zimmerman.

unimproved ( )
This is improved (X) property, known as 5746 Brentwood Trace II, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of December, 1989

Leigh Morel Zimmerman
LEIGH MOREL ZIMMERMAN

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEIGH MOREL ZIMMERMAN with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of December, 19 89.

My commission expires 3/11/91 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

My commission expires _____ Notary Public _____

6009 12/19 0101 03CHECK 175.30

90306

IDENTIFI REFERENCE

Dec 19 1 32 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Elizabeth E. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 19 89.

MY COMMISSION EXPIRES: 3/11/91
(AFFIX SEAL)

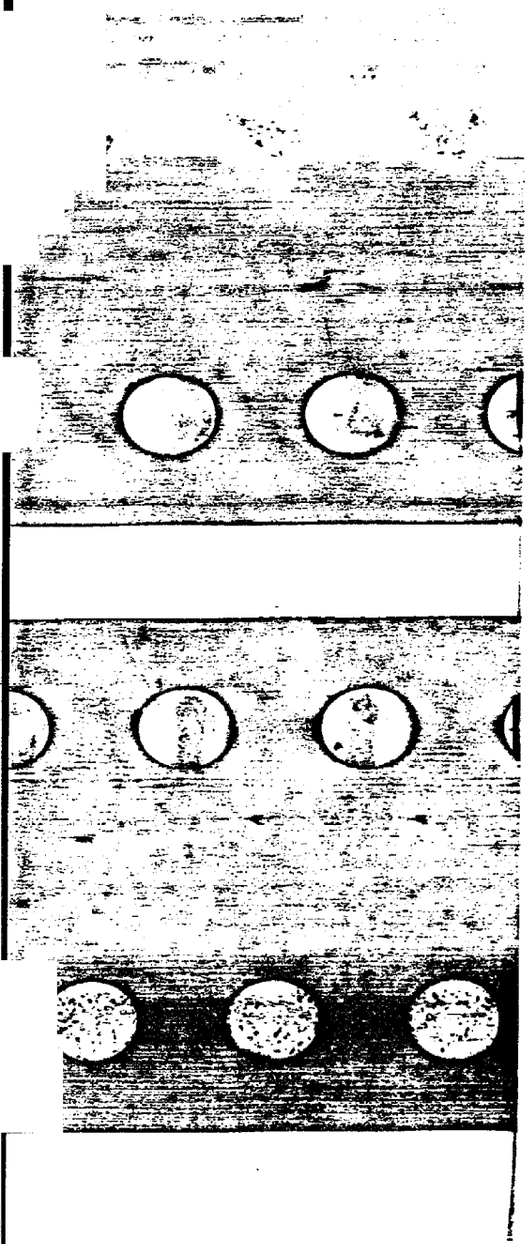
Notary Public

WARRANTY DEED

FROM
LEIGH MOREL ZIMMERMAN

TO
ELIZABETH E. BROWN, unmarried

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
220 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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 51000.00
CON TX 138.30
ERR CO
CON TX 138.30-
CON TX 168.30
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK FEE 1.00
WDEED 6.00
TOTAL 175.30
CHECK 175.30

12/19/89 01 13:32 0001 6009

9.0.3.0.6.

IDENTIFICATION REFERENCE

DEC 19 1 32 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 277158