Page 4

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road,
P.O. Box 15015
Nashville, Tennessee 37215-0157
Dav. Co. File: Box 8:
W & I Ref. (ch) (Title No: 29989)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 137500.00

Samuel H. Shannon
Affiant

Sworn and subscribed before me this
30th day of January, 1990.

Notary Public

My Comm. Expires: 9/26/92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBER:
Samuel H. Shannon	Leader Federal Bank for Savings	115-14-020
509 Neilwood Drive	P. O. Box 2926	
Nashville, TN 37205	Memphis, TN 38101-2926	

WARRANTY DEED

BOOK 8037 PAGE 595

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, the undersigned **William B. Morgan, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Samuel H. Shannon and spouse, Alice N. Shannon,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 723 on the plan of West Meade Farms Inc. Section VII, of record in Book 2331, page 13, Register's Office for said County.

SAID Lot No. 723 fronts 135.0 feet on the southerly margin of Neilwood Drive and extends back 370.1 feet on the easterly line and 463.5 feet on the westerly line to a dead line in the rear, measuring 220.0 feet thereon.

BEING the same property conveyed to William B. Morgan, unmarried, by deed from Robert Taylor Dean and wife, Jean Young Dean of record in Book 7385, page 699, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2340 Page 515 and Book 2341, page 221 said Register's Office, and to the matters set forth in the referenced Plan of record.

00866

IDENTIF. TREFERENCE

Feb 1 12 42 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

9365 02/01 0101 03CHECK 460.75

This is improved property, known as: 509 Neilwood Drive, 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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 30th day of January, 1990.

William B. Morgan

State of Tennessee
County of Davidson

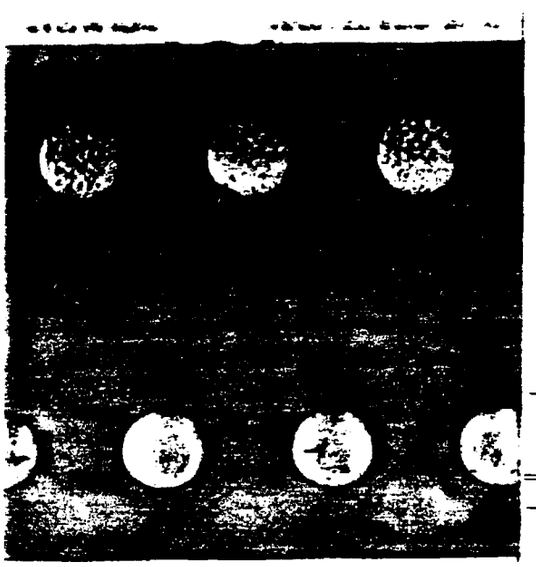
On this 30th day of January, 1990, before me the undersigned authority, personally appeared William B. Morgan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 9/26/92

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

W&I 1289



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

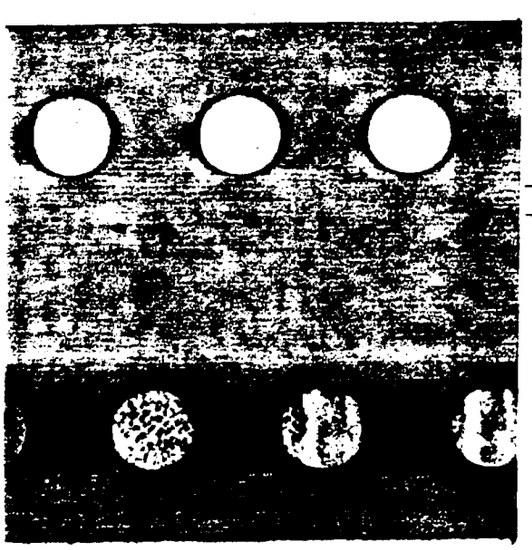
RECEIVED OF _____

FOR _____

BOOK 8037 PAGE 596

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 137500.00
CON TX 453.75
PRFEE 1.00
WDEED 6.00
TOTAL 460.75
CHECK 460.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/01/90 01 12:39 0001 9365

00866

IDENTIF. TREFERENCE

Feb 1 12 42 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 289405