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FORM NO. WD-1

#6165

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Frederick L. Vanderveer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF February 19 90

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church St., 13th Floor, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
FREDERICK L. VANDERVEER (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 051-07
207 West Due West Avenue (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	Parcel 090
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38103 (CITY) (STATE) (ZIP)	FB# 11D-04155

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, BARBARA F. LUTZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FREDERICK L. VANDERVEER and wife, NANCY L. VANDERVEER, 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. 13 on the Plan of Oakland Acres Subdivision, Part 1, of record in Book 1424, Page 53, Register's Office for Davidson County, Tennessee.

BEGINNING on the southerly margin of Due West Avenue, at the corner of Lots Nos. 13 and 14; thence with said Avenue, westwardly 149.7 feet to the beginning of a curve; thence around said curve, with a radius of 25 feet, southwestwardly 38.8 feet to the easterly margin of an unnamed street; thence with said street, southwardly 182.1 feet; thence South 77 degrees 12' East 183.1 feet to the corner of said Lots Nos. 13 and 14; thence with the line between said lots, northwardly 244.6 feet to the beginning.

BEING the same property conveyed to Clarence E. Feldkircher and wife, Claire N. Feldkircher, by Deed from J. R. Webster and wife, May Lockhart Webster, of record in Book 1880, Page 91, Register's Office for Davidson County, Tennessee. The said Clarence E. Feldkircher and wife, Claire N. Feldkircher having since died. Clarence E. Feldkircher having predeceased Claire N. Feldkircher and by Last Will and Testament of Claire N. Feldkircher, said property was devised to Barbara F. Lutz, of record in Will Book 164, Page 591, said Probate Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 1584, Page 23, 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 assumed by the Grantee(s) herein.

Richard C. Lutz, husband of the above named Barbara F. Lutz, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

This is unimproved ( ) improved (X) property, known as 207 West Due West Avenue, Madison, TN 37115
(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 our hand s this 12th day of February, 1990

Richard C. Lutz
RICHARD C. LUTZ

Barbara F. Lutz
BARBARA F. LUTZ

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 RICHARD C. LUTZ and wife, BARBARA F. LUTZ

the bargainor s, 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 12th day of February, 19 90.

Notary Public

Commission Expires 11/10/91

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
BARBARA F. LUTZ

TO
FREDERICK L. VANDERVEER and wife,
NANCY L. VANDERVEER

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
424 Church St., 13th Floor
Nashville, TN 37219

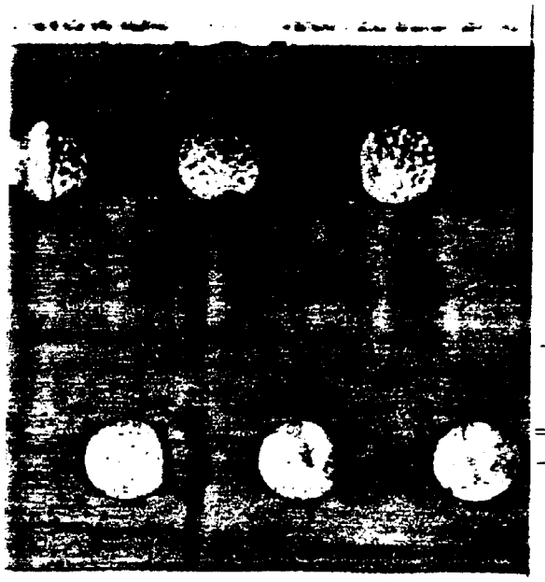
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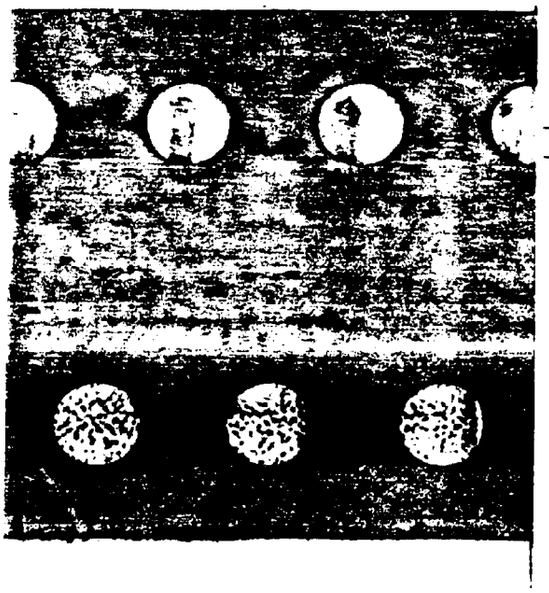
IDENTIF. REFERENCE

FEB 13 3 19 PM '90

DAVIDSON COUNTY, TN.

2603 02/13 0101 03CHECK 271.00





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 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 80000.00
CON TX 264.00
PRFEE 1.00
WDEED 6.00
TOTAL 271.00
CHECK 271.00

02/13/90 01 15:16 0001 2603

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Q 3 6 4 4

IDENTIF. TREFERENCE

FEB 13 3 19 PM '90

DAVIDSON COUNTY TN

No. 292606