FILE BOX 61

BOOK 8049 PAGE 514

FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

James R. Carbine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 1990

Notary Public

MY COMMISSION EXPIRES:
(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
Construction Associates, Inc. (NAME)	Leader Federal Bank for Savings (NAME)	
128 Holiday ct #113 (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	155-10-A
FRANKLIN, TN 37064 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38103 (CITY) (STATE) (ZIP)	3Y033

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, Eugene R. Carbine and wife, Barbara A. Carbine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Construction Associates, Inc.

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 Lots No.86 &87 on the Plan of McCrory Trace Estates, as of record in Book 6900, Page 720, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Eugene R. Carbine and wife, Barbara A. Carbine by deed from R. W. Bolster & Associates, Inc., a Tennessee Corporation of record in Book 8013, Page 702, said Register's Office.

4493 02/21 0101 03CHECK 201.70

05277

IDENTIF. REFERENCE

FEB 21 10 36 AM '90

DAVIDSON COUNTY TN.

This is unimproved ( ) improved (X) property, known as 1
(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 hands this 20th day of February, 1990

Eugene R. Carbine Eugene R. Carbine

Barbara A. Carbine Barbara A. Carbine

STATE OF TENNESSEE)
X Williamson County)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene R. Carbine and wife, Barbara A. Carbine

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at X Franklin X Tennessee this 20th day of February 19 90

Commission expires My Commission Expires May 20, 1992

Rayburta Ann Catignani
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

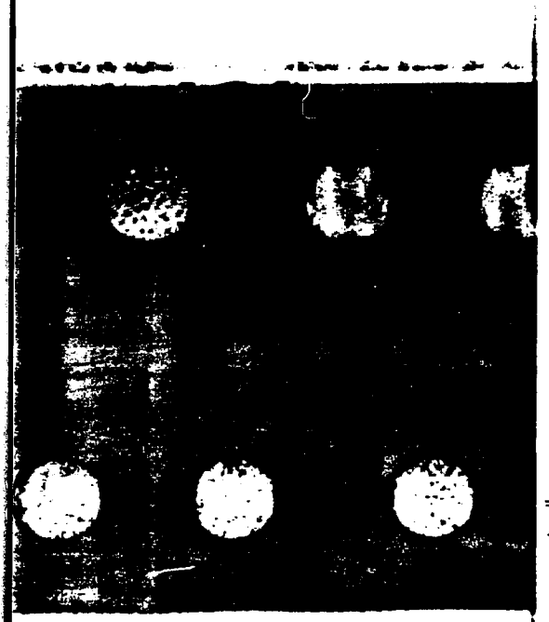
STATE OF TENNESSEE
Davidson County

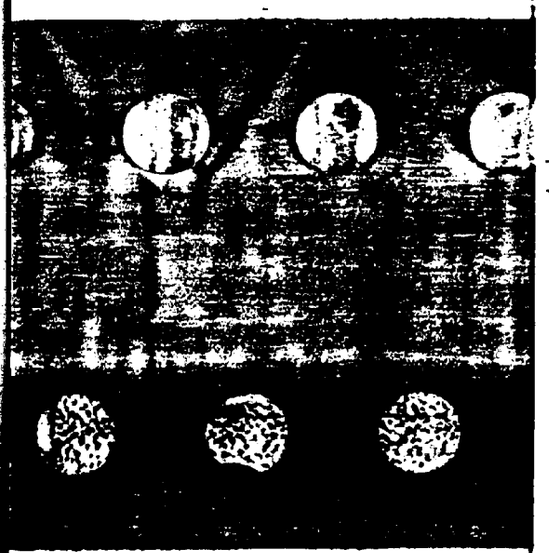
On this 20TH day of February, 1990, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 20TH day of February, 1990.

Rayburta Ann Catignani
Notary Public

My commission expires: My Commission Expires May 20, 1992





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 59000.00	
			CON TX 194.70	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 201.70	
			CHECK 201.70	
02/21/90	01	10:34	0001 4493	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

052777

REFERENCE

Feb 21 10 36 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 294474