PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road,
P.O. Box 150157
Nashville, Tennessee 37215-0157
Dav. Co. File: Box 8:
W & I Ref. (jcb) (Title No: 30041)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 123500.00

Affiant

Sworn and subscribed before me this 2nd day of March, 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 NUMBERS
Ronald E. Wenzler, Jr. 1129 Duncanwood Drive Nashville, TN 37204	Leader Federal Bank for Savings P. O. Box 2926 Memphis, TN 38101-2926	131-08-014

WARRANTY DEED

BOOK 8057 PAGE 614

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 **Randall E. Held and spouse, Lisa H. Held,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Ronald E. Wenzler, Jr. and spouse, Jan E. Simmons,** 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. 53, on the plan of Duncanwood, of record in Book 1424, page 139, Register's Office for said County.

Said Lot No. 53, fronts 108 feet on the southerly margin of Duncanwood Drive and extends back 187.4 feet on the westerly line and 189.5 feet on the easterly line to a dead line in the rear, measuring 108 feet thereon.

Being the same property conveyed to Randall E. Held and wife, Lisa H. Held, by deed from Jeffrey E. Benson and wife, Janette W. Moll, of record in Book 7720, page 53, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on the above referenced plan of record.

0 8 1 9 3

IDENTIF. TREFERENCE

MAR 5 11 47 AM '90

DAVIDSON COUNTY

9400 03/05 0101 03CHECK 414.55

This is improved property, known as: 1129 Duncanwood Drive, Nashville, TN 37204

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 2nd day of March, 1990.

Randall E. Held

Lisa H. Held

State of Tennessee
County of Davidson

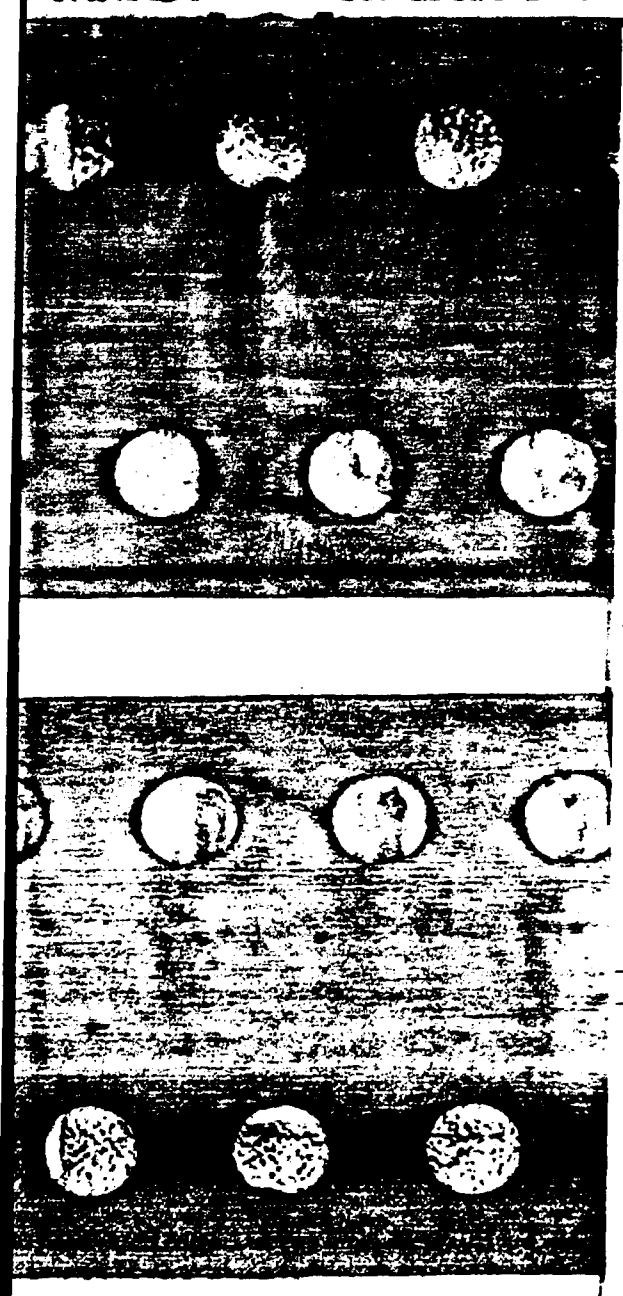
On this 2nd day of March, 1990, before me the undersigned authority, personally appeared Randall E. Held and Lisa H. Held, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 9/26/92

Notary Public

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

W & I 1389



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8057 PAGE 615

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	123500.00
			CON TX	407.55
			PRFEE	1.00
			MDEED	6.00
			TOTAL	414.55
			CHECK	414.55
03/05/90		01	11:45 0001	9400

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08193

IDENTIF. REFERENCE

MAR 5 11 47 AM '90

DAVIDSON COUNTY TN.

No. 297907