BOOK 8061 PAGE 849 File in Box # 14

FORM NO. WD-1

#6267

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 1990.

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:	MAP-PARCEL NUMBERS
LOIS SUGAR (NAME)	MORTGAGEE LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 115-14
805 Rodney Drive (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	Parcel 29
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38103 (CITY) (STATE) (ZIP)	FB# 8DZ-61780

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, OVERTON LEA, JR. and wife, LINDA G. MILES LEA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LOIS SUGAR and husband, DAVID COLLIN, 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. 216 on the Plan of West Meade Hills, Section 8, as of record in Book 3600, Pages 61 and 62, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the westerly margin of Rodney Drive at the corner of Lots Nos. 215 and 216; thence westwardly with the line between said two lots 235.26 feet to a point; thence North 8 degrees 22' East 227.67 feet to a point in the southerly margin of Harriswood Drive; thence eastwardly with said margin of said Drive 256.69 feet to a point which is the beginning of a curve to the right having a radius 25 feet; thence southeastwardly around said curve 37.86 feet to a point in the westerly margin of Rodney Drive; thence southwardly with said margin of said Drive, 145 feet to the point of beginning.

BEING the same property conveyed to Overton Lea, Jr., and wife, Linda G. Miles Lea, by Deed from M. Wayne Garland and Mary A. Garland, of record in Book 7502, Page 74, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3789, Page 120, 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.

This is unimproved ( ) improved (XX) property, known as 805 Rodney Drive, Nashville, TN 37205
(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 their hand s this 7th day of March, 1990

Overton Lea Jr.
OVERTON LEA, JR.

Linda G. Miles Lea
LINDA G. MILES LEA

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named OVERTON LEA, JR. and wife, LINDA G. MILES LEA

the bargainors, 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 7th day of March, 19 90.

Notary Public

Commission Expires November 10, 1991

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
OVERTON LEA, JR. and wife, LINDA G. MILES LEA

TO
LOIS SUGAR and husband, DAVID COLLIN

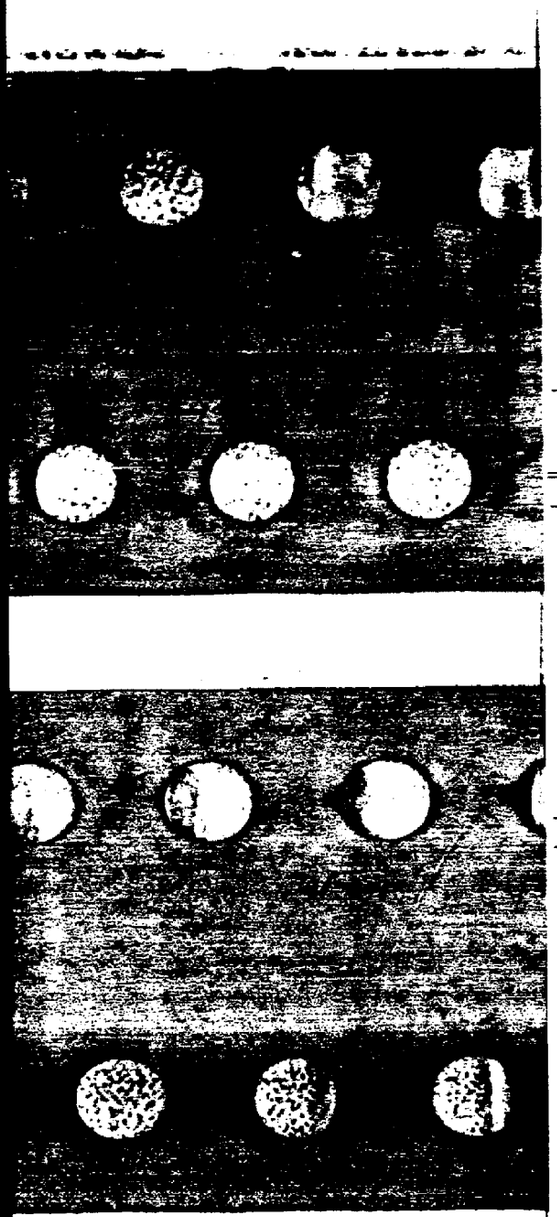
09761

IDENTIF. TREFERENCE

MAR 9 3 16 PM '90

DAVIDSON COUNTY

1196 03/09 0101 03 CHECK 533.35



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

RECEIVED OF _____

FOR _____ BOOK 8061 PAGE 851

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	159500.00
			CON TX	526.35
			PRFEE	1.00
			MDEED	6.00
			TOTAL	533.35
			CHECK	533.35
03/09/90	01		15:13 0001	1196

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09761

IDENTIFICATION REFERENCE

MAR 9 3 16 PM '90

DAVIDSON COUNTY TN.

No. 299681