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. (pb) (Title No: 30077)

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

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 32500.00

Affiant

Sworn and subscribed before me this 15th day of May, 1990.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
Glenn Daniel Isbell	Leader Federal Mortgage, Inc.	072-14-136
1214 Chester Avenue	P.O. Box 1860	27W 14340
Nashville, TN 37206	Memphis, TN 38101	

WARRANTY DEED

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 **Earl W. Artz and spouse, Geraldine S. Artz,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Glenn Daniel Isbell and spouse, Diana Lynn Isbell,** 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 Nos. 24 & 25 and the easterly 2 feet of Lot No. 23 on the plan of Chesterfield Place, Being a Subdivision of Mrs. S.H. Chester's Home Place on Gallatin Pike, of record in Book 332, page 147, Register's Office for said County.

Said Lot Nos. 24 & 25 and the easterly 2 feet of Lot No. 23 front together 62 feet on the southerly margin of Chester Avenue (formerly Chesterfield Ave) and extend back between parrallel lines 132 feet to an alley.

Being the same property conveyed to Earl W. Artz and wife, Geraldine S. Artz by deed from Jennie Lou Perkins Buford of record in Book 7887, page 792, and by Quitclaim deed from Jerry Thomas Buford, Sr. of record in Book 8110, page 476, both in the Register's Office for Davidson County, Tennessee.

266667

TENNESSEE REAL ESTATE TRANSFER TAX

May 16 2 40 PM '90

2124 05/16 0101 03CHECK 114.25

This is improved property, known as: 1214 Chester Avenue, Nashville, TN 37206

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 15th day of May, 1990.

Earl W. Artz

Geraldine S. Artz

State of Tennessee
County of Davidson

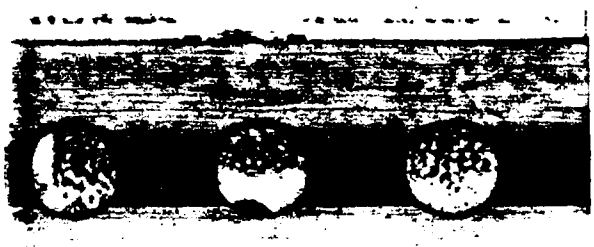
On this 15th day of May, 1990, before me the undersigned authority, personally appeared Earl W. Artz and Geraldine S. Artz, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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

My Commission Expires: 9/24/92

Notary Public

W & I 1289



OFFICIAL RECEIPT

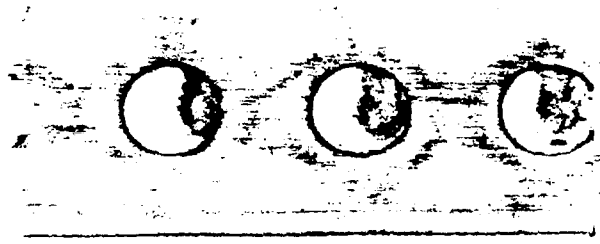
FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8110 PAGE 479

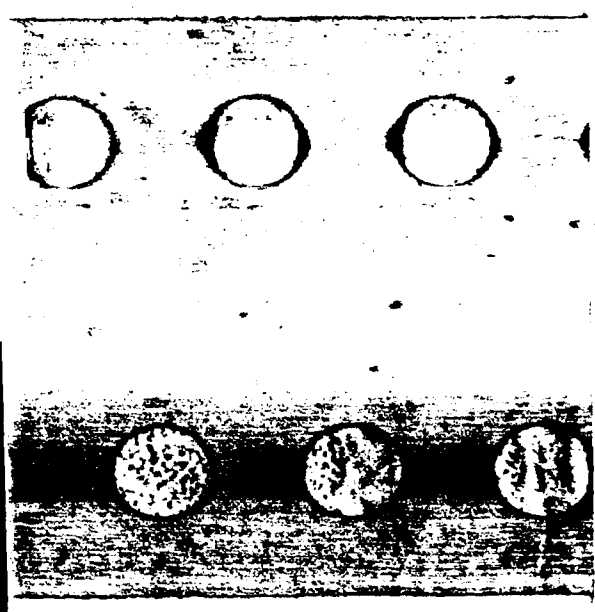


CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 32500.00
CON TX 107.25
PRFEE 1.00
MDEED 6.00
TOTAL 114.25
CHECK 114.25

05/16/90 01 14:43 0001 2124



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26667

IDENTIFICATION REFERENCE

MAY 16 2 40 PM '90

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

No. 319572