Box 17

BOOK 8142 PAGE 983

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Mark F. Bauer 123 Elizabeth Drive Antioch, TN 37013	Leader Federal Bank for Savings P.O. Box 1860 Nashville, TN 38101-1860	149-02C23CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption by the Grantee of the balance of an indebtedness to Leader Federal Mortgage, Inc. secured by a Deed of Trust of record in Book 6867, page 538, and re-recorded in Book 6920, page 611, and in Book 7135, page 409, and by Affirmation of Legal Description Correction of record in Book 7437, page 936, and re-recorded in Book 7462, page 979, Register's Office for Davidson County, Tennessee;

we, Connie Deanne Smiley Brown and Helen W. Smiley, unmarried,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Mark F. Bauer

hereinafter called the Grantee(s), 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 Unit #23, Sterling Wood of record in Book 6250, page 648, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Connie Deanne Smiley and Helen W. Smiley by deed from Eagle Construction Company, of record in Book 6867, page 535; and by Instrument of Correction of record in Book 7013, page 137, Register's Office for Davidson County, Tennessee. Connie Deanne Smiley having since married and now being Connie Deanne Smiley Brown. Greg Brown joins in this conveyance to convey any interest he may have as the husband of Connie Deanne Smiley Brown.

Subject to Declaration of Covenants, Conditions and Restrictions of Sterling Wood, a planned unit development, of record in Book 6668, page 81, Register's Office for Davidson County, Tennessee, and By-Laws of Sterling Wood Homeowner's Association, of record in Book 6668, page 91, said Register's Office.

This is improved (x) unimproved ( ) property, known as 123 Elizabeth Drive, Antioch, TN

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 assigns, to warrant and defend title 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 29th day of June, 1990.

Connie Deanne Smiley Brown
CONNIE DEANNE SMILEY BROWN

Helen W. Smiley
HELEN W. SMILEY

D. Greg Brown
GREG BROWN

JUL 2 9 13 AM '90

3817 7

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Greg Brown the within named 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 Nashville, Tennessee, this 19TH day of JUNE, 1990.

My Commission Expires:
July 18, 1992

Angelina C. Lindsay
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Connie * , the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. *Deanne Smiley Brown and Helen W. Smiley

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 1990.

My Commission Expires:
7-24-93

Phyllis Kerr
NOTARY PUBLIC

183.55

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

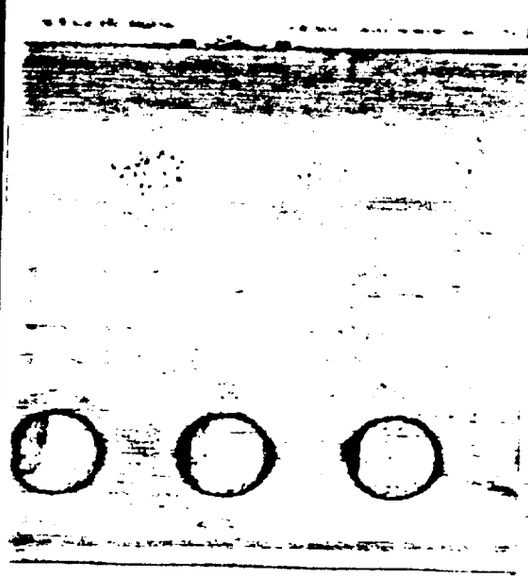
The actual consideration or value whichever is greater, for this transfer is $53,500.00.

Mark T. Brown
AFFIANT

Subscribed and sworn to before me this 29th day of June, 1990.

My Commission Expires:
7-24-93

Phyllis Kerr
NOTARY PUBLIC



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

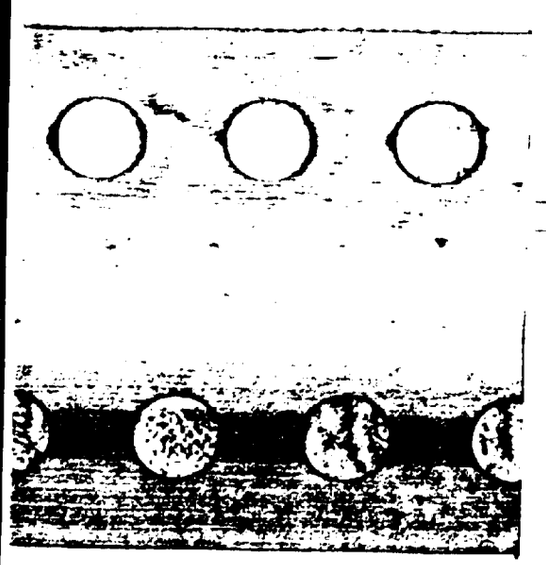
RECEIVED OF _____

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	53500.00
CON TX	176.55
PRFEE	1.00
WDEED	6.00
TOTAL	183.55
CHECK	183.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/02/90 01 09:15 0001 6274

381177

IDENTIFICATION REFERENCE

JUL 2 9 13 AM '90

No. 333174