PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (jcb) (Title No: 30277)

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: $ 190,000.00

Vikki Raye Walden
Affiant

Sworn and subscribed before me this
27th day of July, 1990.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
William Paul Henry, III	Leader Federal Bank for Savings	103-12-135
212 Lauderdale Road	P. O. Box 2926	26W 03755
Nashville, TN 37205	Memphis, TN 38101-2926	

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 **Malcolm T. Macphee and spouse, Joyce S. Macphee,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Paul Henry, III and spouse, Vikki Raye Walden,** 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. 32 of Block "C" on the plan of Cherokee Park Second Section, of record in Book 547, page 175 and 176, Register's Office for said County.

SAID Lot No. 32 fronts 60 feet on the easterly margin of Lauderdale Road and extends back 167.35 feet on the northerly line and 173.52 feet on the southerly line to a dead line in the rear, measuring 61 feet thereon.

BEING the same property conveyed to Malcolm T. Macphee and wife, Joyce S. Macphee by deed from William L. Campbell and wife, Elizabeth A. Campbell and James L. Fowler and wife, Nell C. Fowler of record in Book 7559, page 286, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed by Eve R. Stuart as Attorney-In-Fact for Malcolm T Macphee and Joyce S. Macphee pursuant to a Power of Attorney which is being recorded immediately prior to the recording hereof. The Affidavit of said Attorney-In-Fact is attached as an exhibit to this Deed and incorporated herein by reference.

4633 07/30 0101 03CHECK 634.00

This is improved property, known as: 212 Lauderdale Road, Nashville, TN 37205

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 27th day of July, 1990.

Malcolm T. Macphee
Malcolm T. Macphee
BY: Eve R. Stuart, Attorney-In-Fact

Joyce S. Macphee
Joyce S. Macphee
BY: Eve R. Stuart, Attorney-In-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eve R. Stuart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Malcolm T. Macphee and Joyce S. Macphee as their Attorney-In-Fact, as the free act and deed of the within named Malcolm T Macphee and Joyce S. Macphee. Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 1990.

My Commission Expires: 9/24/92

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

W&I 12/89

"EXHIBIT A"

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Eve R. Stuart
Affiant
EVE R. STUART

Sworn to and subscribed before me this 27th day of July, 19 90.

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

Notary Public

My Commission Expires: 9/26/92

45167

IDENTIFICATION REFERENCE

Jul 30 11 31 AM '90

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

RECEIVED OF _____

FOR _____

BOOK **8162** PAGE **745**

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 190000.00
CON TX 627.00
PRFEE 1.00
~~MTGFEE 6.00~~
~~TOTAL 634.00~~
CHECK 634.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/30/90 01 11:33 0001 4633

45167

IDENTIFICATION REFERENCE

JUL 30 11 31 AM '90

FELIX Z. WILSON, II

No. 341409