This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

FILE BOX 61

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Address New Owner:
Leader Federal Bank
for Savings
158 Madison Ave Ste 400
Memphis TN 38103

Send Tax Bills to:
New Owner

Map: 93-6-2
Parcel: 2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the partial satisfaction of the indebtedness described in and secured by a Deed of Trust, dated June 2, 1983, of record in Book 6077, page 22, as modified in Book 7028, page 276, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, BUSH-HERBERT PROPERTIES, LIMITED, a Tennessee limited partnership, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to LEADER FEDERAL BANK FOR SAVINGS (the "Grantee"), its successors and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is improved property known as 174 Third Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" attached hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 1990.

BUSH-HERBERT PROPERTIES, LTD.,
a Tennessee Limited Partnership

By: B.B.K. Investments, a Tennessee general partnership, its General Partner

By: _____
Joseph P. Binkley, Jr.
Managing Partner

5191:0

IDENTIFICATION

Aug 23 2 11 PM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joe P. Binkley, Jr., 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 Managing Partner of B.B.K. Investments, a Tennessee general partnership, and that said partnership is the general partner of Bush-Herbert Properties, Limited, the within named bargainor, a Tennessee limited partnership, and that he as such Managing Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership as a General Partner, by himself as Managing Partner.

Witness my hand and official seal at office in Nashville, Tennessee, this 12th day of May, 1990.

Katherine S. Ryan
Notary Public

My Commission Expires: 5-08-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $300,000.

Mike Pitts, V.P.
Affiant

Subscribed and sworn to before me this 30 day of May, 1990.

Linda S. England
Notary Public

MY COMMISSION EXPIRES FEB 22, 1994

My Commission Expires: _____

5:MJP0413901.WP

LAND in Davidson County, Tennessee, being part of Lot No. 27 on the original Plan of Nashville, not of record, described as follows:

BEGINNING on the easterly margin of 3rd Avenue, North, formerly College Street, at a point 151 feet and 2 inches southerly from the southerly margin of Church Street, thence with the easterly margin of said Avenue, southerly 50 feet; thence with the northerly line of the Lewis property, easterly 107 feet, more or less, to the westerly margin of an alley; thence with said alley, northerly 50 feet, thence westerly 107 feet, more or less, to the beginning.

BEING the same property conveyed to Bush-Herbert Properties, Limited, a Tennessee limited partnership by deed from Joe P. Binkley, Sr. et al of record in Book 6077, page 20, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

1. Taxes for 1990, a lien not yet due and payable.

2. All matters appearing of record in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

2866 08/23 0101 03CHECK 1003.00

5:MJP0413901.WP

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 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 300000.00
CON TX 990.00
PRFEE 1.00
WDEED 12.00
TOTAL 1003.00
CHECK 1003.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/23/90 01 14:13 0001 2866

5191.0

IDENTIFICATION REFERENCE

Aug 23 2 11 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 349264