ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
John Wiseman (NAME)	Leader Federal Bank for Savings (NAME)	4D-51222
5117 Roxborough Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1860 (STREET ADDRESS)	98-1-86
Hermitage, TN 37076 (CITY) (STATE) (ZIP CODE)	Memphis, TN 38101-1860 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Five Thousand ($5,000.00) DOLLARS and, as part of the purchase price of the described premises, the grantee hereby expressly assumes and agrees to pay an existing mortgage evidenced by one certain trust deed dated December 24, 1986, and filed for record January 6, 1987, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 7097, Page 573, and note of even date thereby secured, in the original principal amount of $85,900.00 payable to Leader Enterprises Inc. Trustee.

The grantee further hereby assumes the obligation of Joseph B. Hill and wife, Ann L. Hill, under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

We, Joseph B. Hill and wife, Ann L. Hill have bargained and sold, and by these presents do transfer and convey unto the said John Wiseman and wife Jerri A. Wiseman

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Being Lot No. 88 on the Plan of Roxborough of record in Plat Book 5200, page 63, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph B. Hill and wife, Ann L. Hill by deed from John R. MacDonald and wife, Hattie Novella MacDonald of record in Book 7097, page 578, said Register's Office.

3092 08/24 0101 03CHECK 299.38

PICKED UP

AUG 24 9 33 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

5209.0

unimproved ( )
This is improved (XX) property, known as 5117 Roxborough Drive (House Number) (Street)
Hermitage, Tennessee 37076
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 SEVENTEENTH day of July, 19 90.

(x) Joseph B. Hill

(x) Ann L. Hill

BOOK 8181 PAGE 627

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, DAVID C. CONDRA, a Notary Public in and for said County and State, the within named Joseph B. Hill and wife, Ann L. Hill

the bargainor S, 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, this 17th day of July, 1990.

My commission expires 7-24-93 Notary Public David C. Condra

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 88,593.76
This is equal to or greater than the property would bring at a fair and voluntary sale.

Joseph B. Hill

Sworn to and subscribed before me
this 17th day of July, 19 90.

My commission expires 7-24-93 Notary Public David C. Condra

This instrument was prepared by:

Charles F. Frazier, 200 Court Square Bldg., Nashville, TN 37201

Name Address

WARRANTY DEED

FROM

Joseph B. Hill and wife

Ann L. Hill

TO

John Wiseman and wife,

Jerri A. Wiseman

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8181 PAGE 628

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 88593.76
CON TX 292.38
PRFEE 1.00
WDEED 6.00
TOTAL 299.38
CHECK 299.38

08/24/90 01 10:02 0001 3092

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52090

IDENTIFICATION REFERENCE

AUG 24 9 59 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 349489