THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
H. Ken Biddy 107 Northcrest Court Nashville, TN 37211	Leader Federal Bank for Savings P. O. Box 275 Memphis, TN 38101-0275	147-11-A-107 6DU-81987

WARRANTY DEED BOOK 8182 PAGE 927

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, Estate of James E. Adams, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto H. Ken Biddy, a single person, hereinafter called the Grantee, Grantee's 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 Lot No. 107 on the revised plan of Northcrest East, of record in Book 6250, page 847, Register's Office for said County, which plan and record thereof are incorporated and made a part hereof by this reference thereto.

BEING part of the same property conveyed to James E. Adams by deed from Andrew Ewing, Trustee of record in Book 3911, page 404, said Register's Office. James E. Adams has since died testate, his will being of record in Will Book 52, page 580, Chancery Court for Williamson County, Tennessee. The specific authority for this conveyance is contained in an "Agreed Order To Approve Sale" entered in the Probate Court of Williamson County, Tennessee, Docket No. P-89-424, styled *In The Matter of: The Estate Of J. E. Adams, Sr., Deceased,*. A certified copy of such Order is being filed for record in the Register's Office for Davidson County, Tennessee, concurrently herewith.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6805, Page 669 and Book 6833, page 8, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is (X) improved property, known as 107 Northcrest Court, Nashville, TN 37211.

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; and Grantor covenants with the said Grantee that Grantor is lawfully seized 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; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 23rd day of August, 1990.

James E. Adams, Jr., Executor

Ira T. Adams, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 1990, before me personally appeared James E. Adams, Jr. and Ira T. Adams, 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 he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE — STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 8182 PAGE 928

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $ 56,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 23rd day of August, 1990.

My Commission Expires: Oct 9, 1991

_____
Notary Public

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

IDENTIFICATION REFERENCE

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN
Aug 27 2 34 PM '90

52574

WARRANTY DEED

from:

to:

3686 08/27 0101 03CHECK 193-45

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8182 PAGE 929

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 56500.00
				CON TX 186.45
				PRFEE 1.00
				WDEED 6.00
				TOTAL 193.45
				CHECK 193.45
			08/27/90 01	14:39 0001 3686

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52574

IDENTIFT REFERENCE

AUG 27 2 34 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 350074