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FILE BOX 61

FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October, 19 90

Notary Public

MY COMMISSION EXPIRES: 12-23-93

(AFFIX SEAL)

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
WALT, DYER & JAMES, ATTYS., Suite 130, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
174 3rd Avenue North, Inc. (NAME)	Leader Federal Bank for Savings (NAME)	93-6-2-002
PO 22937 (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	05W02570
Nashville, TN 37222937 (CITY) (STATE) (ZIP)	Memphis, TN 38103 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Leader Federal Bank for Savings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 174 3rd Avenue North, Inc.

HEREINAFTER CALLED THE GRANTEES, 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 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, no 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 Leader Federal Bank for Savings by deed from Bush-Herbert Properties, Limited of record in Book 8181, Page 189, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 174 3rd Avenue North (House Number) (Street) Nashville, TN 37201 (P. O. Address) (City or Town) (Postal Zip)

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.

[redacted] wherever used, singular numbers include plural, plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of October, 19 90

Leader Federal Bank for Savings

BY: Glenn Gilmore

Glenn Gilmore, Asst. Vice President

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Glenn Colmore and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Asst Vice President and _____ respectively of the Leader Federal Bank for Savings the within named bargainor, a corporation, and that (he) (they) as such Asst Vice President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Glenn Colmore as such Asst Vice President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tn on this the 10 day of October, 19 90

My commission expires 11-27-93

_____
Notary Public

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19___, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

_____

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19___.

_____
Notary Public

My commission expires:

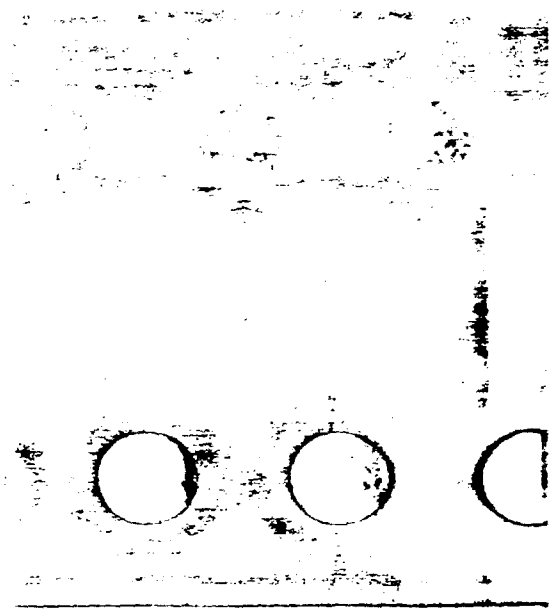
_____

IDENTIF. REFERENCE

64360

OCT 11 2 55 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
9503 10/11 0101 03CHECK 1327.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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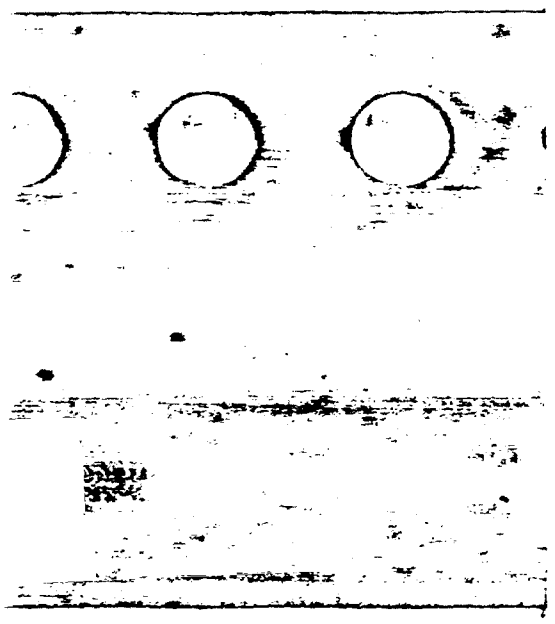
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 400000.00
CON TX 1320.00
PRFEE 1.00
WDEED 6.00
TOTAL 1327.00
CHECK 1327.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/11/90 01 14:57 0001 9503



64360

IDENTIF. REFERENCE

OCT 11 2 55 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 363760