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

W & I Ref. (nb) (Title No: 30499)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 92500.00

Dana Carol Smith
Affiant

Sworn and subscribed before me this
15th day of November, 1990.

Christy Wilkinson
Notary Public

My Comm. Expires: Oct 9, 1991

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:
Dana Carol Smith
849 Crestridge Drive
Nashville, Tennessee 37204

MORTGAGEE:
Leader Federal Bank for Savings
P.O. Box 2926
Memphis, Tennessee 38101-2926

MAP-PARCEL NUMBERS
16DA 14455 118-10-151

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 **Victor Roland Teumer and spouse, Lee Ann Teumer,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dana Carol Smith, a single person,** 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. 41 on the map of Pleasant Valley Subdivision, as of record in Book 1424, page 63, Register's Office for said County, and described as follows:

BEGINNING at a point in the south margin of Crestridge Drive at the corner of Lots Nos. 41 and 42; thence with the line between said lots, southerly 150 feet to the north line of Lot No. 40; thence with the line between Lots Nos. 40 and 41, westerly 85.5 feet to the east margin of Crestridge Drive; thence with the margin of same northerly 75 feet to a point at the beginning of a curve; and continuing with the margin of said Drive northeasterly around a curve, 117.81 feet to a concrete monument and continuing with the margin of said Drive easterly 10.5 feet to the beginning.

BEING the same property conveyed to Victor Roland Teumer by deed from Amy Carpenter, now known as Amy Garrison, and husband, Frank Garrison of record in Book 7505, page 60, 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 on behalf of Lee Ann Teumer by Victor Roland Teumer as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 849 Crestridge Drive, Nashville, Tennessee 37204

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 15th day of November, 1990.

Victor Roland Teumer
Victor Roland Teumer

Lee Ann Teumer
Lee Ann Teumer By: Victor Roland Teumer
Attorney -In-Fact

State of Tennessee
County of Davidson

On this 15th day of November, 1990, before me the undersigned authority, personally appeared Victor Roland Teumer, 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 the execution as a free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Christy Wilkinson
Notary Public

W & I: 12/89

73163

IDENTIF. †REFERENCE

Nov 16 10 55 AM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

BOOK 8238 PAGE 950

EXHIBIT "A"
To
WARRANTY DEED

FROM: Victor Roland Teumer and Lee Ann Teumer

TO: Dana Carol Smith

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 **Victor Roland Teumer**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Lee Ann Teumer**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of November, 1990.

CHRISTY WILKINS VEY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Christy Wilkinsvey
Notary Public

My Commission Expires: Oct 9, 1991

State of Tennessee
County of Davidson

7773 11/16 0101 03CHECK 312.25

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.

Victor Roland Teumer, Affiant

Sworn to and subscribed before me this

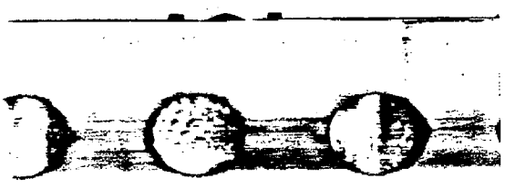
15th day of November, 1990.

Notary Public

My Commission Expires:_____

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8238 PAGE 951

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 92500.00
CON TX 305.25
PRFEE 1.00
WDEED 6.00
TOTAL 312.25
CHECK 312.25

11/16/90 01 10:54 0001 7973

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

731.63

IDENTIF. REFERENCE

NOV 16 10 55 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 373986