WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 8241 PAGE 473

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MCGAVOCK D. GAYDEN (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 144-10
6128 Chickering Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 48
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	F.B.#FH4390

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, JEROME S. TANNENBAUM AND WIFE, ELIZABETH G. TANNENBAUM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MCGAVOCK D. GAYDEN AND WIFE, DIANE BOYTE GAYDEN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 51 on the Plan of Chickering Valley, as of record in Plat Book 2331, pages 121-123, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jerome S. Tannenbaum and wife, Elizabeth G. Tannenbaum by deed from Ralph E. Bliss and wife, Joy Bliss of record in Book 6620, page 803, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 2542, page 25; and (2) All matters appearing on the Plan of record in Plat Book 2331, pages 121-123, said Register's Office.

Elizabeth G. Tannenbaum and E. G. Tannenbaum being one and the same person.

7 4 1 3 4

IDENTIF. REFERENCE

Nov 21 3 47 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

7148 11/21 0101 03CHECK 584.50

unimproved ( )
This is improved (XX) property, known as 6128 Chickering Court, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of November, 1990.

JEROME S. TANNENBAUM 11/15/90

ELIZABETH G. TANNENBAUM 11/15/90

STATE OF TENNESSEE
COUNTY OF Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEROME S. TANNENBAUM AND WIFE, ELIZABETH G. TANNENBAUM

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of November, 19 90.

My commission expires 3-11-91 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 1990.

MY COMMISSION EXPIRES 3-11-91 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JEROME S. TANNENBAUM AND WIFE, ELIZABETH G. TANNENBAUM

TO MCGAVOCK D. GAYDEN AND WIFE, DIANE BOYTE GAYDEN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 8241 PAGE 475

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 175000.00
CON TX 577.50
PRFEE 1.00
WDEED 6.00
TOTAL 584.50
CHECK 584.50

11/21/90 01 08:46 0001 9148

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74134

IDENTIF. REFERENCE

Nov 21 8 47 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 375140