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FILE BOX 61

FORM NO. WD-1 REV. 10-86

SPECIAL
WARRANTY
DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 208,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 19 90

Notary Public

MY COMMISSION EXPIRES: 12-22-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attys.; One Burton Hills Blvd., #130; Nashville, TN. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Thomas M. Smothers and wife (NAME)	Leader Federal Bank for Savings (NAME)	131-6-F 18
P.O. Box 150808 (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 1860 (STREET ADDRESS)	
Nashville, TN. 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38101-1860 (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 THOMAS M. SMOTHERS and wife, LINDA GAIL SMOTHERS

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 Lot number 18 on the plan of Burton Hills Village of Abbeywood, Tract 21, as of record in Book 6900, page 223, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leader Federal Bank for Savings by Trustee's Deed from Leader Enterprises, Inc., Trustee, of record in Book 8221, page 416, said Register's Office.

Subject to all the matters as shown on the plat, the Master Deed(s) and all matters, easements and restrictions of record.

0135 12/18 0101 03CHECK 696.37

WDW

* Grantors Warrant the title to the property only from the date that Grantors took title and the title to the property has not been encumbered by the Grantors.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

This is unimproved ( ) improved (X) property, known as Abbeywood; Nashville, Tn. 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

WDW

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, which grantor has and the same is unencumbered, unless otherwise noted herein. 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.

Witness my hand this 17th day of DECEMBER, 19 90

LEADER FEDERAL BANK FOR SAVINGS

BY: William F. Waldkirch, III AVP

William F. Waldkirch, III
Assistant Vice President

STATE OF TENNESSEE
Davidson County

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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 William F. Waldkirch, III and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Assistant Vice President and _____ respectively of the Leader Federal Bank for Savings the within named bargainor, a corporation, and that (he) as such Assistant 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 William F. Waldkirch, III 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 7th day of December, 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

80248

DEC 18 11 36 AM '90

DAVIDSON COUNTY TN.

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
206700.00
CON TX 689.37
PRFEE 1.00
[illegible] 6.00
TOTAL 696.37
CHECK 696.37

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/18/90 01 10:35 0001 0135

80248

IDENTIF. REFERENCE

DEC 18 10 36 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 382545