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FILE IN BOX #14

FORM NO. WD-1
G#6836K

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,113.90

Tonia M. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 1990

Notary Public

MY COMMISSION EXPIRES: November 10, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
TONIA M. WILLIAMS (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	MAP 32-13
4200 Brick Church Pike (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1860 (STREET ADDRESS)	PARCEL 45
Whites Creek, TN 37189 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101-1860 (CITY) (STATE) (ZIP)	FB#: 10D-00404

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, L. ANNETTE LANCE LARKIN AND HUSBAND, ROGER H. LARKIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TONIA M. WILLIAMS

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 No. 2 on the Plan of Timbertrail Subdivision, Section 3, as of record in Book 5190, Page 745, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Clay E. Morgan and L. Annette Lance, tenants in common with right of survivorship, by Deed from Michael A. Laurer and Penny E. Laurer, of record in Book 6819, Page 73, Register's Office for Davidson County, Tennessee. The said parties having since married and divorced. The said property is divested out of Clay E. Morgan and vested in Laura A. Morgan by Final Decree in the Probate Court for Davidson County, Tennessee, Docket No. 88D-304 and of record in Book 7503, Page 43, in the Register's Office for Davidson County, Tennessee. The said Laura A. Morgan having since re-married and is now being known as L. Annette Lance Larkin.

THIS conveyance is subject to restrictive covenants of record in Book 6514, Page 989, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantee herein.

ROGER H. Larkin, husband of the above named L. Annette Lance Larkin, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

AS part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain Note executed by Clay E. Morgan and L. Annette Lance, unmarried persons, to National Mortgage Company, in the original principal amount of $64,148.00, of record in Book 6819, Page 76, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (xx) property, known as 4200 BRICK CHURCH PIKE, WHITES CREEK, TENNESSEE 37189
(House Number) (Street) (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, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s (this) 20th day of December, 1990

L. Annette Lance Larkin
L. ANNETTE LANCE LARKIN

Roger H. Larkin
ROGER H. LARKIN

STATE OF TENNESSEE
Davidson County

Personally appeared before me, PETER WEISS, a Notary Public in and for said County and State, the within named L. ANNETTE LANCE LARKIN AND HUSBAND, ROGER H. LARKIN

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 19 90.

Notary Public

Commission Expires November 10, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

L. ANNETTE LANCE LARKIN AND
HUSBAND, ROGER H. LARKIN

TO

TONIA M. WILLIAMS

IDENTIF. TREFERENCE

8 1 1 8 6

DEC 21 10 21 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

1235 12/21 0101 03CHECK 235.03

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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 69113.90
CON TX 228.03
PRFEE 1.00
MDEED 6.00
TOTAL 235.03
CHECK 235.03

12/21/90 01 10:20 0001 1235

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88 DEC 21 AM 10:22

IDENTIF. TREFERENCE

DEC 21 10 22 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 383630