FILE BOX 61

FORM NO. WD-1 REV. 10-86

BOOK 8284 PAGE 20

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

Anthony P. LeCroix
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 19 91

Notary Public

MY COMMISSION EXPIRES: 11-29-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WALT, DYER & JAMES, ATTYS., Suite 300, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Anthony P. LeCroix (NAME)	Leader Federal Bank for Savings (NAME)	133-16-
327 Tampa Drive (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	57
Nashville, TN 37211 (CITY) (STATE) (P. O. 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, Adelaide Krouttter, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony P. LeCroix, a single person

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. 24 on the Plan of Kenilworth Estates, Section 3, as of record in Book 2900, Pages 149 and 150, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John W. Kroutter and wife, Adelaide Kroutter by deed from Joe R. Sadler and wife, Jean E. Sadler of record in Book 8218, Page 194, Register's Office for Davidson County, Tennessee, the said John W. Kroutter having since died.

8946

IDENTIF. TREFERENCE

JAN 30 1 39 PM '91

FELIX [illegible]
DAVIDSON COUNTY TN.

This is unimproved ( ) improved (XX) property, known as 327 Tampa Drive (House Number) (Street) Nashville, TN 37211 (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 my hand this 29th day of January, 19 91

Adelaide Kroutter
Adelaide Kroutter

STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of January, 19 91

Commission expires 11-27-93

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____

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

My commission expires _____

Notary Public

STATE OF TENNESSEE
Davidson County

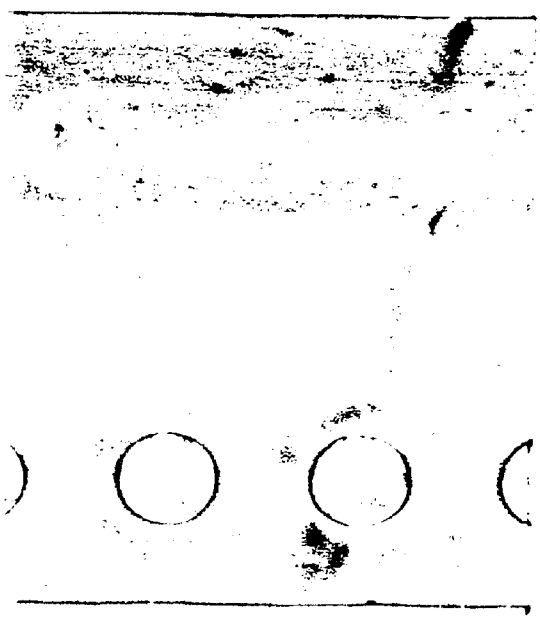
On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

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

My commission expires: _____

Notary Public

9425 01/30 0101 03CHECK 208-30





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8284 PAGE 22

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 61000.00
CON TX 201.30
PRFEE 1.00
WDEED 6.00
TOTAL 208.30

CHECK 208.30
01/30/91 01 13:38 0001 9425

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89446

IDENTIF. REFERENCE

JAN 30 1 39 PM '91

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY TN.

No. 393233