FORM NO. WD-1 REV. 10-86

SPECIAL WARRANTY DEED

BOOK 8284 PAGE 771

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 1991.

Notary Public

MY COMMISSION EXPIRES: APR 25 91

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
VIVIAN G. GOLDEN (NAME)	BancBoston Mortgage Corp. (NAME)	151-1-A
3117 Kennebeck Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	149 CO
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	(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 Vivian G. Golden, 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 number 149 on the plan of CHATHAM POINTE, as shown on the plan of record in Book 6900, pages 444, 445, 446 & 447, said Register's Office.

Being the same property conveyed to Leader Federal Bank for Savings by instrument of record in Book 8269, page 581, said Register's Office.

Subject to the matters shown on the plan of record and all restrictive covenants affecting the subject property.

FILED
JAN 31 1 27 PM '91
DAVIDSON COUNTY TN

IDENTIF. REFERENCE

89709

*The grantor warrants the title to the subject property only from the time the grantor has taken title.

unimproved ( )
This is improved (X) property, known as 3117 Kennebeck Place; Antioch, Tennessee 37103
(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 my hand this 25th day of January, 19 91

LEADER FEDERAL BANK FOR SAVINGS

BY:

FRANK E. BOYCE
Vice President

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STATE OF TENNESSEE
Davidson County

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 Frank E. Boyce _____ and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the ___ vice president and _____ respectively of the Leader Federal Bank for Savings the within named bargainor, a corporation, and that (he) as such ___ vice president and _____ (they) being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said FRANK E. BOYCE as such vice pres, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, TN. on this the 25th day of January, 19 91

My commission expires 5-3-91

_____
Notary Public

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19___, personally appeared before me, _____, with whom I am pe. sonally 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

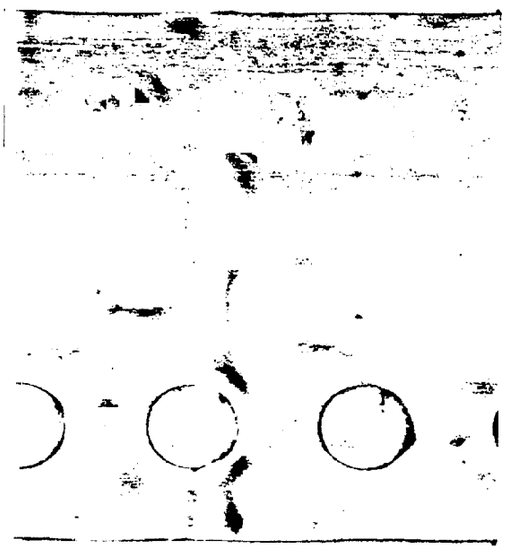
My commission expires:

_____

9749 01/31 0101 03CHECK 280.90

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

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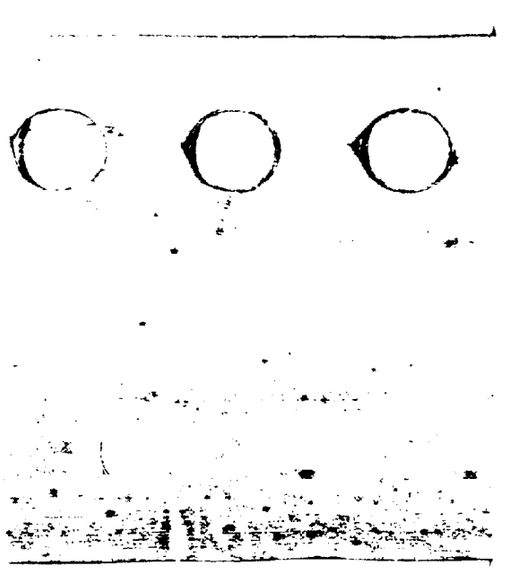
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 83000.00
CON TX 273.90
PRFEE 1.00
WDEED 6.00
TOTAL 280.90
CHECK 280.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/31/91 01 13:26 0001 9749



8 9 7 0 9

IDENTIF. TREFERENCE

JAN 31 1 27 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 393546