BOOK 8287 PAGE 586

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Charles A. Derr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 19 91.

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

RETURN TO:
Brian L. Smith, Attorney
P.O. Box 663 - 113 W. Main St.
Gallatin, TN 37066

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME	ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP PARCEL NUMBERS
Charles A. & Dorothy A. Derr (NAME)	Leader Federal Bank for Savings (NAME)	Map 162-5
321 Eulala Circle (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Par. 259
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101-2926 (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, Walter B. Person and wife, Patricia Elaine Person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles A. Derr and wife, Dorothy A. Derr

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:

BEING Lot No. 136 on the Resubdivision of Lots 132 thru 136 on the Plan of Hickory Valley Subdivision, Section 3, of record in Book 4300, page 188, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. This is the same description as in the previous deed of record.

BEING the same property conveyed to Walter B. Person and wife, Patricia Elaine Person by Quitclaim Deed from Harold Reeves, Trustee, of record in Book 8160, page 221, Register's Office for Davidson County, Tennessee.

90669

IDENTIF. REFERENCE

FEB 5 8 56 AM '91

FELIX Z. DAVIDSON COUNTY TN.

4261 02/05 0101 03CHECK 320.50

THIS conveyance subject to restrictive covenants of record in Book 4604, page 526 and Book 4630, page 548; and such easements and setback lines of record in Plat Book 4300, page 188, Register's Office for Davidson County, Tennessee.

Taxes for 1991 have been pro-rated and assumed by Grantee(s).

unimproved ( )
This is improved (X) property, known as 321 Eulala Circle (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. Whereever 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 14th day of January, 19 91

Walter B. Person

Patricia Elaine Person

BOOK 8237 PAGE 567

STATE OF TENNESSEE)
Davidson COUNTY)

Personally appeared before me, Walter B. Person and Patricia Elaine Person
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t__he_y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 14th day of January 19 91.

My Commission Expires 5/22/93

Notary Public

STATE OF TENNESSEE)
_____ COUNTY)

(AFFIX SEAL)

Personally appeared before me, _____
(Name of officer) (Official capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, 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" or "president" or "general partner")

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

(AFFIX SEAL)

WARRANTY DEED

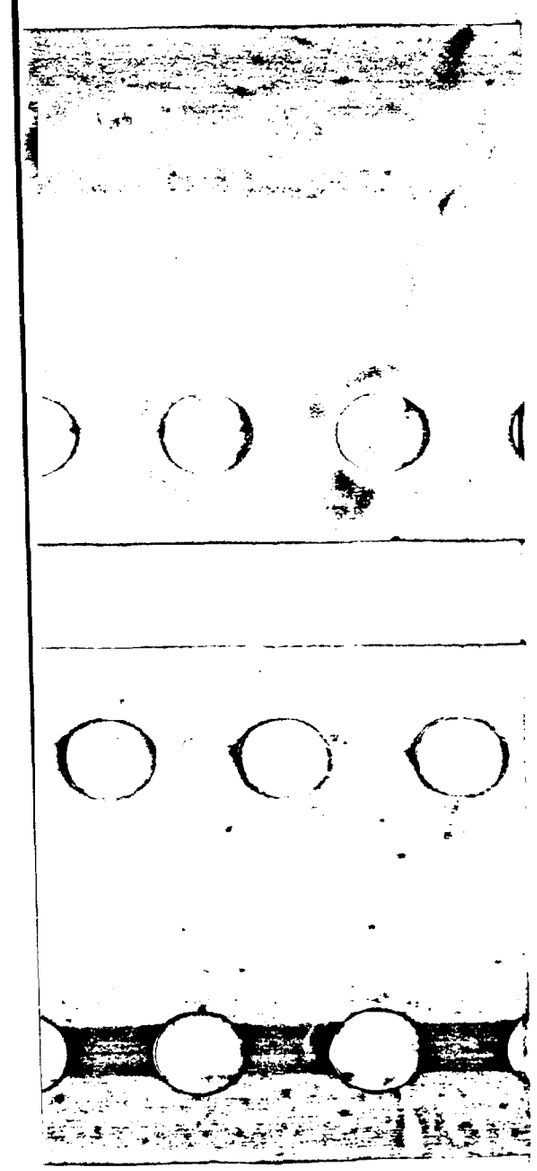
FROM
Walter B. Person and wife,
Patricia Elaine Person

TO
Charles A. Derr and wife,
Dorothy A. Derr

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679



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 95000.00
CON TX 313.50
PRFEE 1.00
MAMT 6.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

MAMT 6.00-
WDEED 6.00
TOTAL 320.50
CHECK 320.50

02/05/91 01 08:55 0001 4261

90669

IDENTIF. REFERENCE

FEB 5 8 56 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN

No. 394609