Bk 261

BOOK 8290 PAGE 565

FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

× Earle F. Bracken
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 19 91

Notary Public

MY COMMISSION EXPIRES: 5-

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
WALT, DYER & JAMES, ATTYS., Suite130, One Burton Hills Blvd.,Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Earle F. Bracken (NAME)	same (NAME)	151-1-A-162.00
3100 Kennebeck Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
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 Earle F. Bracken and wife, Alice Bracken

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. 162 on the Plan of Chatham Pointe, as shown on the Plan of record in Book 6900, Pages 444, 445, 446 & 447, 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 Leader Federal Bank for Savings by deed from Leader Enterprises, Inc., Trustee, of record in Book 8269, Page 577, said Register's Office.

91 87 6 IDENTIF. REFERENCE FEB 11 12 39 PM '91 CLERK & MASTER DAVIDSON COUNTY TN.

The grantor warrants the title of the described property from and after the time that the grantor took title and not further of otherwise.

This is unimproved ( ) improved (X) property, known as 3100 Kennebeck Place (House Number) (Street) Antioch, TN 37013 (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 8th day of February, 19 91

Leader Federal Bank for Savings

BY: [signature] vice pres/cfo

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 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) (they) as such 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 FRANK E Boyce as such 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 8th day of February, 19 91.

My commission expires 5-9-91

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.

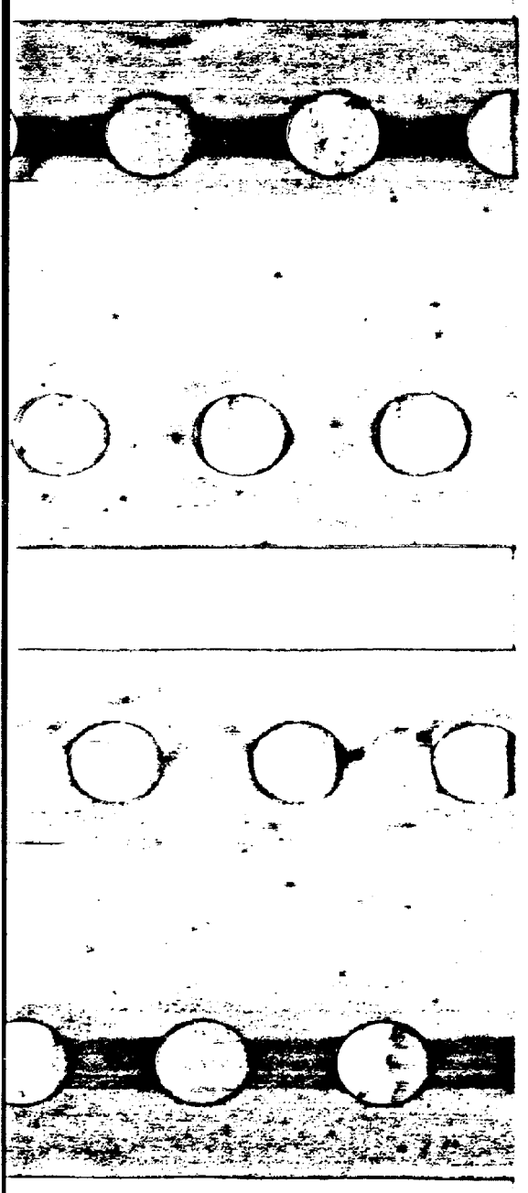
Witness my hand, at office, this _____ day of _____, 19___.

_____
Notary Public

My commission expires:

_____

5684 02/11 0101 03CHECK 270.67



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 79900.00
CON TX 263.67
PRFEE 1.00
WDEED 6.00
TOTAL 270.67
CHECK 270.67

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/11/91 01 12:37 0001 5684

91876

IDENTIF. REFERENCE

FEB 11 12 39 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 396004