163-11-A
Part. 12

WARRANTY DEED

THIS INDENTURE, made and entered into this 14 day of October, 1990, by and between Leader Federal BAnk For Savings formerly known as Leader Federal Savings and Loan Associaton

BOOK 8294 PAGE 37 hereinafter called Grantor,

and Mortgage Guaranty Insurance corporation

hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in Antioch County of Davidson State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Second Revision, Section Two, Bell Forge Village, of record in Book 5200, Page 695, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being all or part of the property described in Trustee's Deed recorded in Book 8133, Page 353, in the Register's Office of Davidson County, Tennessee.

This conveyance is made further sujbect to taxes resulting from supplemental, revised or corrective assessments pursuant to Tennessee Code Annotated 67-5-603, et seq. and party of the first part shall be responsible for payment of same prior to the date of this instrument.

93338

IDENTIF. TREFERENCE

FEB 15 3 17 PM '91

FELIX Z. ALSOBROOKS REGISTER
DAVIDSON COUNTY TN.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and/or successors and assigns, in fee simple forever, as tenants by the entirety or, if not husband and wife, then as joint tenants with the right of survivorship.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

Any existing restrictions.

Any existing easements.

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

THE CONSIDERATION for this conveyance is Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged.

Leader Federal Bank For Savings formerly known as Leader Federal Savings and Loan Association

By: _____

STATE OF TENNESSEE
COUNTY OF SHELBY

BOOK 8294 PAGE 38 .

On this 14 day of December, 19 90, before me personally appeared _____
T. D. Adams
_____
_____,
to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she, or they executed the same as his, her or their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

My Commission expires:
MY COMMISSION EXPIRES NOV. 29, 1992

Chandra Y. Walker
Notary Public

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 6th day of February, 19 91, before me personally appeared _____
Robert B. Adams 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 Vice President of Leader Federal Bank For Savings formerly known as Leader Federal Savings and Loan*, the within named Grantor, a corporation, and that such Vice President being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as such Vice President.
*Association

WITNESS my hand and Notarial Seal at office the day and year above written.

My Commission Expires:
MY COMMISSION EXPIRES NOV. 29, 1992

Chandra Y. Walker
Notary Public

STATE OF TENNESSEE
COUNTY OF SHELBY

On this _____ day of _____, 19 _____, before me personally appeared _____
_____ and _____
and _____, with each of whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon their several oaths, acknowledged themselves to be partners and all of the partners in _____
the within named Grantor, a partnership; and that they, as such partners, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the parnership by themselves as such partners.

WITNESS my hand and Notarial Seal at office the day and year above written.

My Commission expires:
_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $ 60519.14 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christopher A. Milligan
Christopher A. Milligan Affiant
Assistant Vice President

Subscribed and sworn to before me this the 28 day of December, 19 90

_____
Notary Public

My commission expires:
_____

Prepared by XXXXXXXXXX
WALT, DYER AND JAMES
Suite 100, Clark Centre
5100 Wheelis Drive
Memphis, TN 38117-4520

RETURN TO:
BROKERS ESCROW SERVICES
P. O. BOX 140255
NASHVILLE, TN. 37214

State Tax $

Register's Fee .50

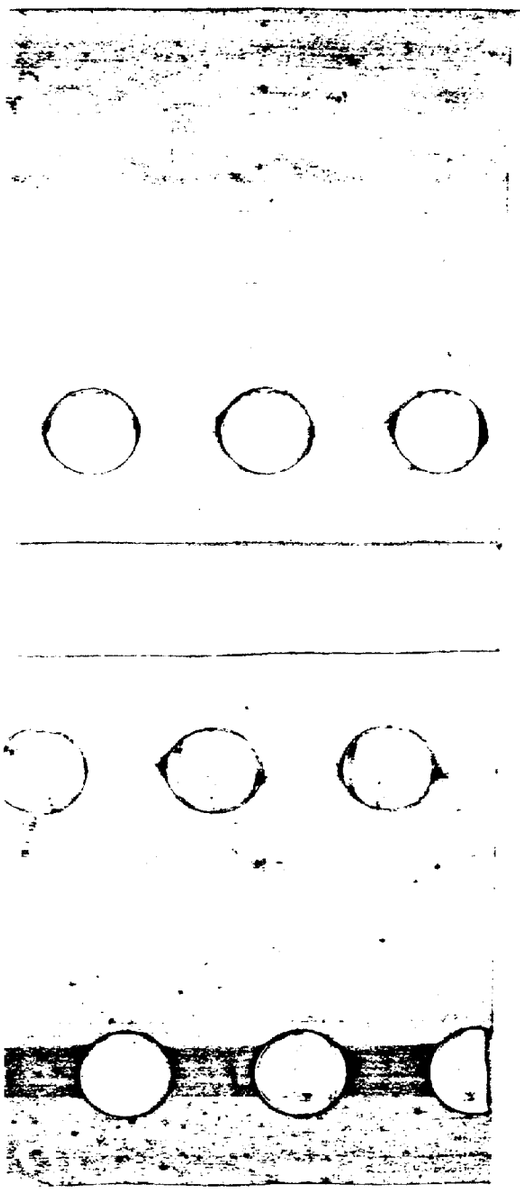
Recording Fee $

Total $

Person or Agency responsible for payment of taxes:
Name MGIC
Address 270 E. Kilbourn,
Milwaukee, WI 53202
Property Address 412 Bell Forge Village
Antioch, Tennessee 37013
Mail Tax Notice to MGIC

FILE NUMBER _____
Property Owner _____
Mailing Address _____

7487 12/15 0101 03 CHECK
206.65



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8294 PAGE 39

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 60519.14
				CON TX 199.65
				PRFEE 1.00
				WDEED 6.00
				TOTAL 206.65
				CHECK 206.65
02/15/91	01			15:14 0001 7407

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93338

IDENTIF. REFERENCE

FEB 15 3 17 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 397702