WARRANTY DEED

BOOK 8307 PAGE 874

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CAROL J. BAUGH (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 131-3
2002 Overhill Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 59
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	F.B. 16DA27560

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, THOMAS C. SCHAEFFER, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CAROL J. BAUGH, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 part of Lots Nos. 67 and 68, on the Plan of George W. Blair's Revised Subdivision of Belmont Park Place, of record in Book 421, pages 118 and 119, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Overhill Drive, as shown on the Plan of J. G. Grissim's Subdivision, of record in Book 1424, page 36, said Register's Office, the said point being at the easterly margin of a 20 foot reserved strip as shown on the Plan of Overton Hills, of record in Book 843, page 66, said Register's Office, thence north along said 20 foot reserved strip 217.79 feet more or less, to a point in the south line of the Welch property; thence easterly along Welch's line 60 feet to the west line of the N.W. Holbrook property (purchased from S. H. Sanders and wife, in 1951); thence south 217.79 feet, more or less, along the Holbrook property, to the northerly margin of Overhill Drive; thence along the northerly margin of Overhill Drive, westerly 60 feet to the beginning.

Being the same property conveyed to Thomas C. Schaeffer by deed from John C. Schroer and wife, Marianne Schroer of record in Book 6021, page 789, said Register's Office.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Book 421, pages 118 and 119, said Register's Office.

Andrea M. Schaeffer, spouse of Thomas C. Schaeffer, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Thomas C. Schaeffer.

2788 03/12 0101 03CHECK 323.80

unimproved ( )
This is improved (XX) property, known as 2002 Overhill Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 8th day of March, 19 91.

Thomas C. Schaeffer
THOMAS C. SCHAEFFER

Andrea M. Schaeffer
ANDREA M. SCHAEFFER

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STATE OF TENNESSEE
COUNTY OF Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS C. SCHAEFFER, and wife, ANDREA M. SCHAEFFER with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 8th day of March, 19 91.

My commission expires May 8, 1991 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____

98484

IDENTIF. REFERENCE

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Carol J. Baugh
Affiant

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

MY COMMISSION EXPIRES: May 8, 1991 (AFFIX SEAL)

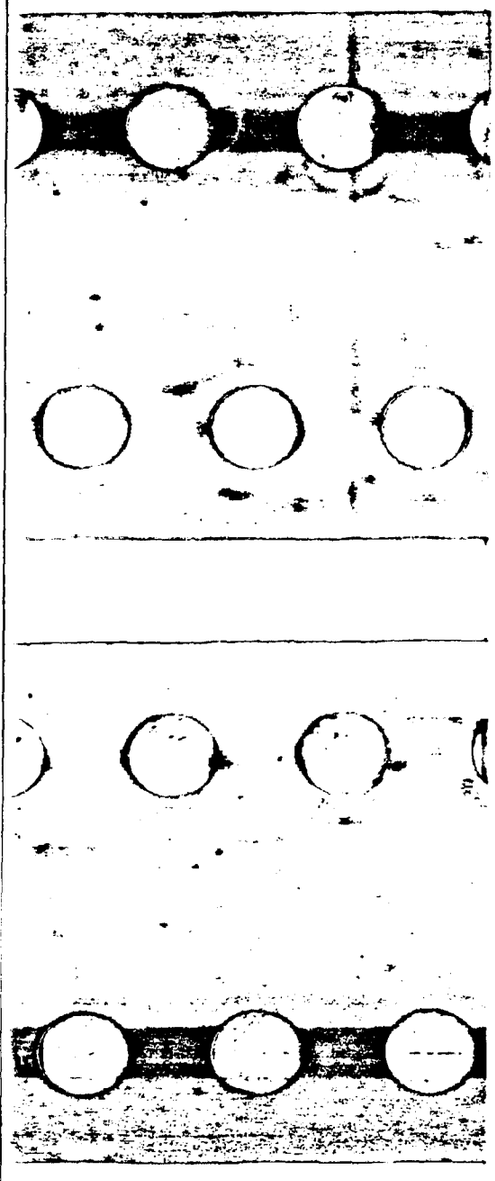
Notary Public

WARRANTY DEED

FROM
THOMAS C. SCHAEFFER and wife,
ANDREA M. SCHAEFFER

TO
CAROL J. BAUGH, unmarried

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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	96000.00
CON TX	316.80
PRFEE	1.00
WDEED	6.00
TOTAL	323.80
CHECK	323.80

03413791 01 09:03 0001 2788

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98434

IDENTIF. REFERENCE

MAR 12 8 32 AM '91

No. 403591