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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref. (jcb) (Title No: 30683)

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is: $ 154,500.00

Affiant

Sworn and subscribed before me this 15th day of March, 1991.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
Jac H. Lee
4016 Dorcas Drive
Nashville, TN 37215

MORTGAGEE:
Leader Federal Bank for Savings
P. O. Box 2926
Memphis, TN 38101-2926

MAP-PARCEL NUMBERS
7DA 33210, 116-16-33

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John R. Sparks and spouse, Susan S. Sparks,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jae H. Lee,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Evergreen Heights, Part Two, of record in Book 1835, Page 19, Register's Office for said County.

Said Lot No. 30 fronts 148.18 feet on the easterly margin of Dorcas Drive and extends back 182 feet on the northerly line and 195.2 feet on the southerly line to a dead line in the rear, measuring 56.6 feet thereon.

Being the same property Conveyed to John R. Sparks and wife, Susan S. Sparks, by deed from Kirkland Todd, III, and wife, Pauline M. Todd, of record in Book 5831, Page 858, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to all matters shown on the referenced subdivision Plan.

IDENTIFICATION

1985 03/15 0101 03CHECK 516.85

This is improved property, known as: 4016 Dorcas Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of March, 1991.

John R. Sparks

Susan S. Sparks

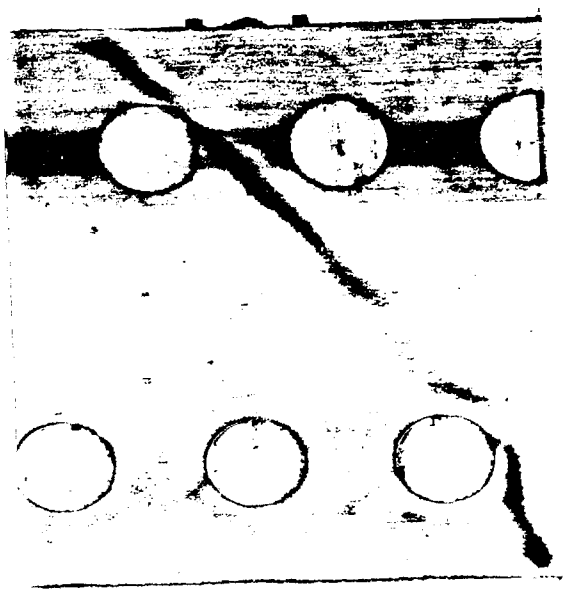
State of Tennessee
County of Davidson

On this 15th day of March, 1991, before me the undersigned authority, personally appeared John R. Sparks and Susan S. Sparks, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/24/92

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

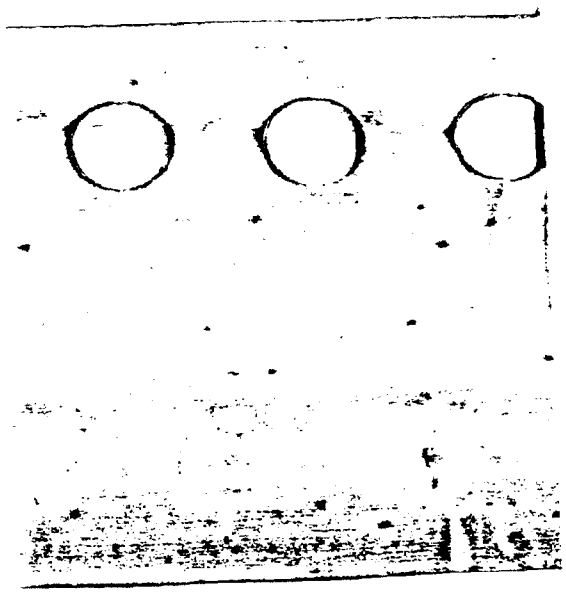
RECEIVED OF _____

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 154500.00

CON TX 509.85

~~PRFEE 1.00~~

~~MISC 6.00~~

TOTAL 516.85

CHECK 516.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/15/91 01 14:57 0001 3985

99469

IDENTIF. REFERENCE

MAR 15 2 56 PM '91

DAVIDSON COUNTY TN

No. 404756