[ADDRESS NEW OWNER	[SEND TAX BILLS TO:]	MAP-PARCEL]
[Roy A. Singleton,Et Ux	[Leader Federal Bank for Sa]	Map 3DZ]
[2517 Pennington Bend Rd	[P. O. Box 2926]	Par. 52-88]
[Nashville, TN 37214	[Memphis, TN 38101-2926]	]

[This instrument was prepared by; David J. Waynick, Attorney,]
[211 Donelson Pike, Suite 2, Nashville, TN 37214]

WARRANTY DEED

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, Clarence E. Elrod and wife Carlene C. Elrod hereinafter called the Grantors have bargained and sold, and by these presents do transfer and convey unto the said Roy A. Singleton and wife, Nina Maxine Singleton, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Exhibit "A" attached hereto and made a part hereof.

Being the same property conveyed to Clarence E. Elrod and wife, Carlene C. Elrod by deed from Lillie J. Thomason, as of record in Book 8272, page 137, Registers Office for said County.

This is improved property, known as 2517 Pennington Bend Road, Nashville, Tennessee 37214.

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.

Whenever used, the singular number shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all gender.

Witness our hands this the 25th day of March, 1991.

X Clarence E. Elrod
Clarence E. Elrod

X Carlene C. Elrod
Carlene C. Elrod

01950

IDENTIF. TREFERENCE

MAR 27 9 56 AM '91
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

6803 03/27 0101 03CHECK 295.45

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and afar said county and state, the within named Clarence E. Elrod and wife, Carlene C. Elrod, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 25th day of March, 1991.

My Commission Expires: 2-19-95 Notary public M. G. Hampton

State of Tennessee
County of Davdison

The actual consideration for this transfer or value of property (whichever is greater) is $ 86,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Roy A. Singleton, Jr.

Sworn to and subscribed before me this 25th day of March, 1991.

My Commission Expires; 7/23/94 Notary Public Jacqueline Thurmond

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

EXHIBIT "A" BOOK 8317 PAGE 168

Land in the first civil district of Davidson County, Tennessee, being more particularly described, according to a survey of Donald R. Carver, dated November 6, 1990, as follows:

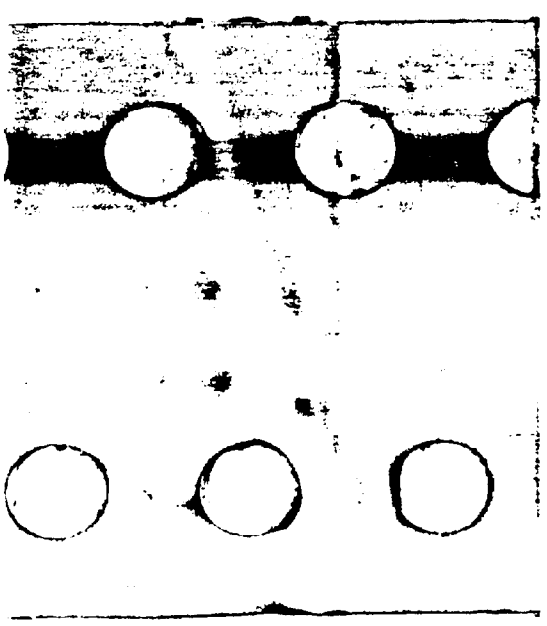
Beginning at an iron pin in the northerly margin of Pennington Bend Road, said iron pin being the southeast corner of R. A. Singleton, of record in Deed Book 1553, page 73, Register's Office for Davidson County, Tennessee;

Thence, north 29 degrees 19' 58" east, 1283.03 feet to an iron pin in the westerly margin of Lock Two Road;

Thence, south 16 degrees 14' 34" east along the westerly margin of Lock Two Road to an iron pin, likewise in the westerly margin of Lock Two Road;

Thence, south 29 degrees 55' 0" west, 1078.59 feet to an iron pin in the northerly margin of Pennington Bend Road;

Thence, along the northerly margin of Pennington Bend Road, north 61 degrees 24' 14" west to the point of beginning, containing 5.45 acres, more or less.



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8317 PAGE 109

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 86500.00
CON TX 285.45
PRFEE 1.00
WDEED 9.00
TOTAL 295.45
CHECK 295.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/27/91 01 09:56 0001 6803

0 1 9 5 0

IDENTIF. REFERENCE

MAR 27 9 56 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 407539