File Box 38 File 10035

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 8330 PAGE 665

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN ROBERT SAYLES (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 131-8-B
109 Glendale Garden Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 12
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	F.B. 16DA40373

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, FRANK J. IROZ AND WIFE, CHERYL B. IROZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN ROBERT SAYLES AND MICHAEL G. BEVINGTON, both 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 Lot No. 12 on the amended Plan of Glendale Garden, as of record in Plat Book 6900, page 273, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Cheryl B. Cowden by deed from Medlin-Wherry Building Co., Inc., a Tennessee corporation of record in Book 7136, page 264, said Register's Office. The said Cheryl B. Cowden has since married and is now known as Cheryl B. Iroz. The said Cheryl B. Cowden (now Iroz) conveyed her interest in subject property to Frank J. Iroz and wife, Cheryl B. Iroz by quitclaim deed of record in Book 7953, page 233, said Register's Office.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 675, page 363 and in Book 6356, page 222; (3) Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 6544, page 199, amended in Book 6658, page 268 & in Book 8044, page 660; (4) Dedication of record in Book 7351, page 896; (5) Charter of record in Book 6564, page 486; and (6) All matters appearing on the Plan of record in Plat Book 6900, page 273, said Register's Office.

06743

IDENTIF. REFERENCE

APR 16 9 08 AM '91

FELIX Z. ... REGISTER DAVIDSON COUNTY TN.

5014 04/16 0101 03CHECK 558.10

unimproved ( )
This is improved (XX) property, known as 109 Glendale Garden Drive, Nashville, Tennessee 37204

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 11th day of April, 1991.

Frank J. Iroz
FRANK J. IROZ

Cheryl B. Iroz
CHERYL B. IROZ

STATE OF TENNESSEE
COUNTY OF Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK J. IROZ AND WIFE, CHERYL B. IROZ

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 11th day of April, 19 91.

My commission expires 1-22-95 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 _____

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April 1991

MY COMMISSION EXPIRES: 1-22-95
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

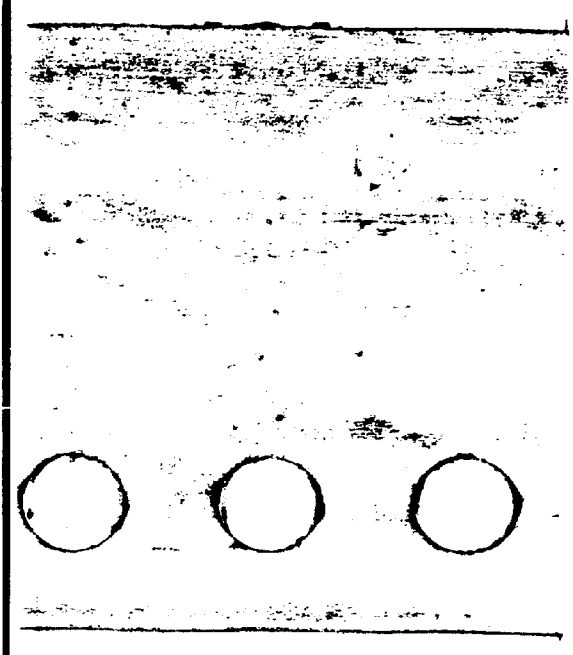
FRANK J. IROZ AND WIFE, CHERYL B. IROZ

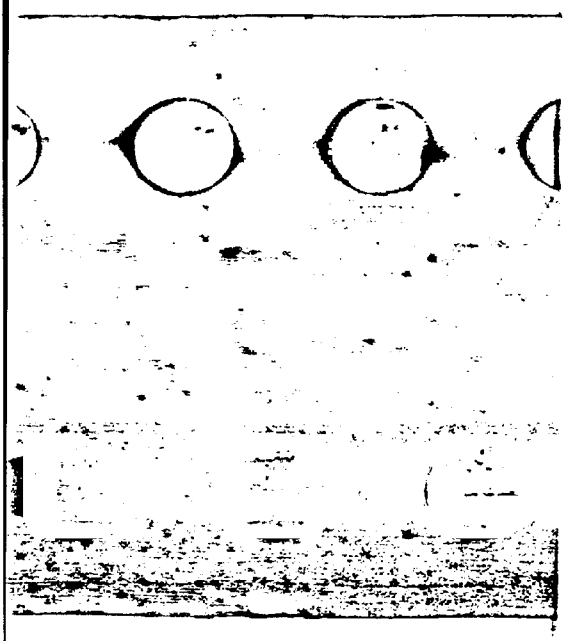
TO

JOHN ROBERT SAYLES AND MICHAEL G. BEVINGTON

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 _____

BOOK 8330 PAGE 667

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 167000.00
CONV TX 551.10
PRFEE 1.00
WDEED 6.00
TOTAL 558.10
CHECK 558.10

04/16/91 01 09:09 0001 5014

06743

IDENTIF. REFERENCE

APR 16 9 09 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN

No. 413068