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FILE IN BOX #14

FORM NO. WD-1
#7208-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,908.82

Leonard B. Hamm
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF April, 19 91.

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
LEONARD B. HAMM (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	MAP 033-12
119 Marita Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1860 (STREET ADDRESS)	PARCEL 040
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101-1860 (CITY) (STATE) (ZIP)	FB#: GO-06298

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, STEVEN S. STEWART AND WIFE, CHERYL K. STEWART

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEONARD B. HAMM AND WIFE, LOIS M. HAMM, tenancy by the entireties,

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 176 on the Plan of Gatewood, Section I, as of record in Book 3300, Pages 47 through 52, inclusive, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Steven S. Stewart and wife, Cheryl K. Stewart, by Quitclaim Deed from Linda S. Harris, Trustee, of record in Book 7199, Page 110, Register's Office for Davidson County, Tennessee.

THE LEGAL DESCRIPTION CONTAINED HEREIN IS THE SAME AS IN THE PREVIOUS DEED.

THIS conveyance is subject to restrictive covenants of record in Book 3374, Page 456, Book 3370, Page 121, and as amended in Book 3375, Page 249, and Book 3398, Page 438, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantees herein.

AS part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain Note executed by the Grantors herein to Leader Federal Mortgage, Inc., now being Leader Federal Bank for Savings, in the original principal amount of $57,712.00, secured by a Deed of Trust, of record in Book 6997, Page 906, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 119 Marita Avenue, Goodlettsville, TN 37072
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. 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.

Witness their hand s this 30th day of April, 19 91

Steven S. Stewart
STEVEN S. STEWART

Cheryl K. Stewart
CHERYL K. STEWART

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named STEVEN S. STEWART AND WIFE, CHERYL K. STEWART

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 30th day of April, 19 91.

Notary Public

Commission Expires November 10, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

Notary Public

Commission Expires _____

WARRANTY DEED

FROM

STEVEN S. STEWART AND WIFE, CHERYL K. STEWART

TO

LEONARD B. HAMM AND WIFE, LOIS M. HAMM

1093

IDENTIF. REFERENCE

MAY 1 9 44 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

7988 05/01 0101 CKCHECK 224.47

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.



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 65908.82
CON TX 217.47
PRFEE 1.00
WDEED 6.00
TOTAL 224.47
CHECK 224.47

05/01/91 01 09:44 0001 7998

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10793

IDENTIF. REFERENCE

MAY 1 9 44 AM '91

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN

No. 417657