[ADDRESS NEW OWNER	[SEND TAX BILLS TO:]	MAP-PARCEL]
[Roger N. Taylor,	[Leader Federal Bank for]	Map 42-12]
[Et Ux	[Savings]	Parcel 79]
[409 A & B Williams	[P. O. Box 2926]	]
[Madison Tn 37115	[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, Lawson Taylor and wife Ava Nell Taylor, hereinafter called the Grantors have bargained and sold, and by these presents do transfer and convey unto the said Roger N. Taylor and wife Susan C. Taylor, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County Tennessee, being Lot No. 2 on the Plan of Woodrose Subdivision, of record in Book 5800, page 216, Register's Office for Davidson County, Tennessee.

Beginning at a point in the South right-of-way of Williams Avenue, the northeast corner of Lot No. 1 of said subdivision; thence with the right-of-way of Williams Avenue southeast 25 feet to a point; thence south 11 degrees 57 minutes west leaving the right-of-way 200 feet to a point; thence south 78 degrees 03 minutes east 166.16 feet to a point; thence south 22 degrees 06 minutes 35 seconds west 138.60 feet to a point; thence north 80 degrees 04 minutes 26 seconds west 166.82 feet to a point; thence north 11 degrees 57 minutes 22 seconds east 342.31 feet to the point of beginning.

Being the same property conveyed to Lawson Taylor and wife Ava Nell Taylor by deed from Old Hickory Credit Union as of record in Book 8323, page 600, Registers Office for said County.

This is improved property, known as 409 A & B Williams Avenue, Madison, Tennessee 37115.

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 31st day of May, 1991.

Lawson Taylor

Ava Nell Taylor

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 Lawson Taylor and wife, Ava Nell Taylor, 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 31st day of May, 1991.

My Commission Expires: 12/31/94 Notary public

State of Tennessee
County of Davdison

The actual consideration for this transfer or value of property (whichever is greater) is $ 71,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn and subscribed to before me this the 31st day of May, 1991.

Commission Expires; 12/31/94 Notary Public

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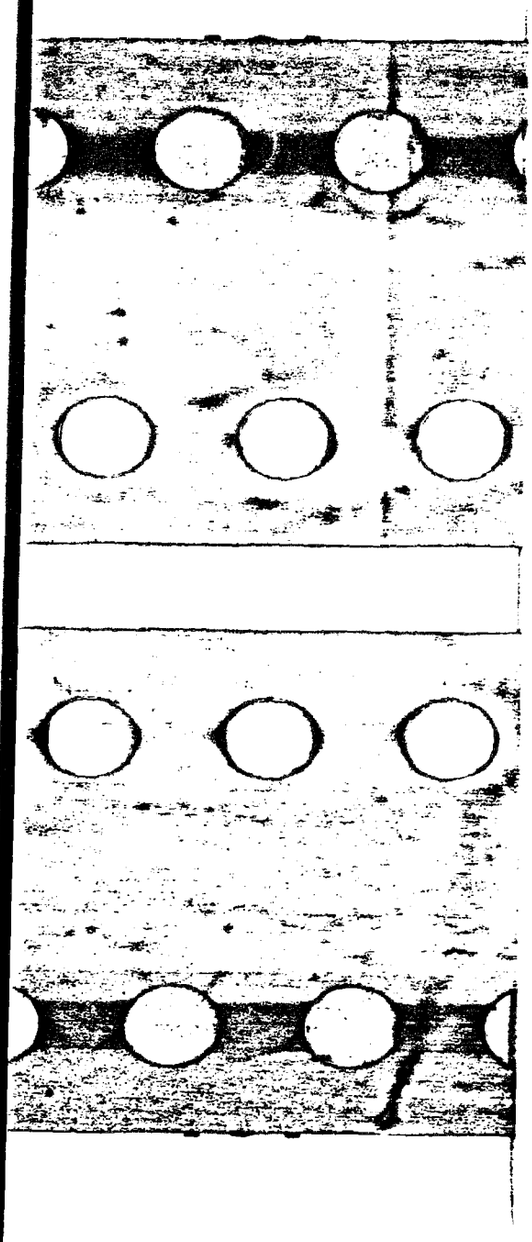
FEE/TAX REFERENCE

JUN 10 10 42 AM '91

MAIL ENV.

2324 06/10 0101 03CHECK 241.30

Return To:



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8370 PAGE 482

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 71000.00
CON TX 234.30
PRFEE 1.00
MTGFEE 6.00
TOTAL 241.30
CHECK 241.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/10/91 01 10:42 0001 2324

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TENNESSEE REAL ESTATE TRANSFER

JUN 10 10 42 AM '91

No. 429387