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THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
311 EAST MAIN STREET
HENDERSONVILLE, TENNESSEE 37075
TN SUPREME COURT NO. 2657

OUR FILE NUMBER: R-1250

MAP/GROUP/PARCEL
071-08-0/275.00

NEW OWNER'S ADDRESS:
404 E. Trinity Lane
Nashville, TN 37206

SEND TAX BILLS TO:
Leader Federal Bank for Savings
P.O. Box 2926
Memphis, TN 38101-2926

Jul 3 3 10 PM '91

20410

88-7 07/03 0101 03CHECK 150.93

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which his hereby acknowledged, we, Claude A. Byrum and wife, Lisa E. Byrum, hereinafter called Grantors, do hereby transfer and convey unto Cynthia E. Thomas, her heirs and assigns, hereinafter called Grantee, property described as follows:

BEING Lot No. 105 of Joywood Subdivision, a plat of which is of record in Plat Book 974, Page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

BEING the same property conveyed to grantors herein by deed of record in Book 8190, Page 377, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Claude A. Byrum

Lisa E. Byrum

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Claude A. Byrum and wife, Lisa E.

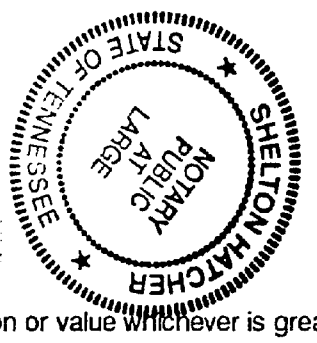
Byrum, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 28th day of June, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-1-94

STATE OF TENNESSEE
COUNTY OF SUMNER



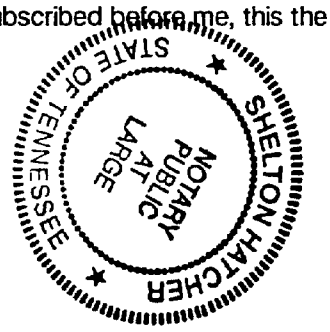
The actual consideration or value whichever is greater for this transfer is $38,900.00.

Cynthia E. Thomas
AFFIANT

Sworn to and subscribed before me, this the 28th day of June, 1991.

NOTARY PUBLIC

My Commission Expires:
2-1-94





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 38900.00
CON TX 143.93
PRFEE 1.00
WDEED 6.00
TOTAL 150.93
CHECK 150.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15-19 0001 8847

28418

JUL 3 3 10 PM '91

No. 437904