FILE BOX 61

FORM NO. WD-1 REV. 10-86

BOOK 8445 PAGE 193

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 1991

Notary Public

MY COMMISSION EXPIRES: 11-[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WALT, DYER & JAMES, ATTYS., Suite 130, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Jeffrey A. Books (NAME)	Leader Federal Bank for Savings (NAME)	141-15D/4900
6940 Sunderland Circle (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38103 (CITY) (STATE) (ZIP)	

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, Leader Federal Bank for Savings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey A. Books and wife, Cathy J. Books

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. 49 on the Plan of "Sheffield" on the Harpeth-Phase One of record in Book 6900, Pages 10 & 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leader Federal Bank for Savings by Trustee's Deed of record in Book 8315, Page 598, said Register's Office.

47820

SEP 18 1 01 PM '91

This is unimproved ( ) improved (XX) property, known as 6940 Sunderland Circle (House Number) (Street) Nashville, TN 37221 (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 my hand this 16th day of September, 19 91

LEADER FEDERAL BANK FOR SAVINGS

BY: [signature]

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this ___ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frank Boyce and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the Asst Vice President and _____ respectively of the Leader Federal Bank for Savings the within named bargainor, a corporation, and that (he / they) as such Asst Vice President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Frank Boyce as such Asst Vice Pres and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, TN on this the ___ day of September, 19 91

My commission expires 11-27-93

_____
Notary Public

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19___, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

_____

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19___.

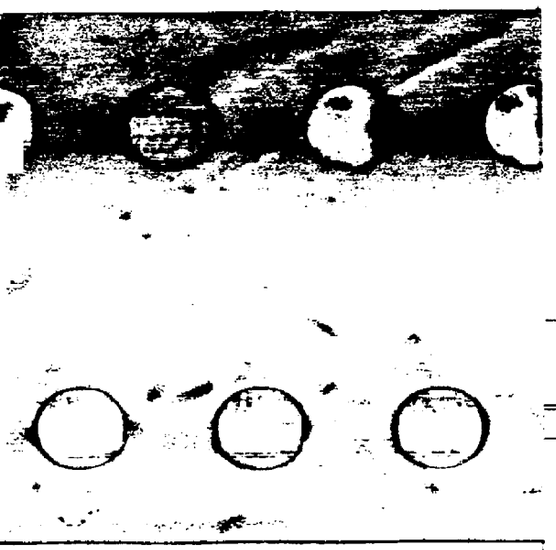
_____
Notary Public

My commission expires:

_____

1929 09/18 0101 03CHECK 488.

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



RECEIVED OF _____

FOR _____

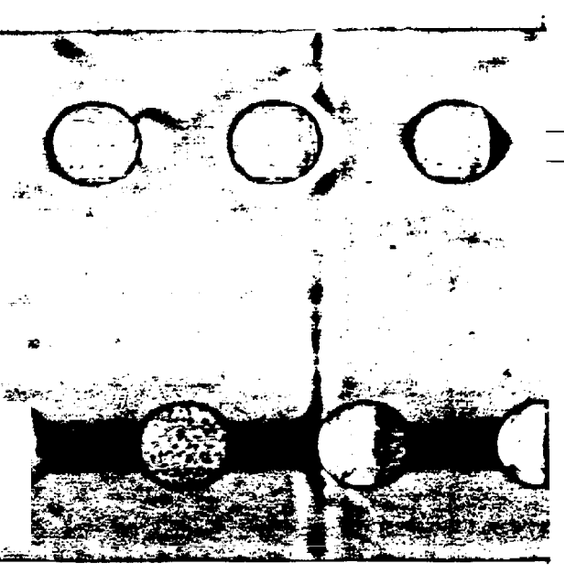
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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	130000.00
			CON TX	481.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	488.00
			CHECK	488.00
09/18/91	01	13:03	0001	1929



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.7.8.2.0.

IDENTIFICATION REFERENCE

SEP 18 1 01 PM '91

No. 460154