FORM NO. WD-1

7816-4

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Stephen K. Rush
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 1992.

M. T. [illegible]
Notary Public

MY COMMISSION EXPIRES: 7/24/93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHERNAU, MILAM & WEISS, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN K. RUSH (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 104-09
3720 West End Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 129
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	26W-05025

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, VICTORIA B. JACKSON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN K. RUSH AND WIFE, NANCY B. RUSH

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. 21 of Block 7, on the Plan of Richland Realty Company's Subdivision, Division "A", a plan of said property dividing it into blocks is of record in Book 161, page 151, said Register's Office, but said plan does not show the subdivision of said blocks into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into small lots, said Lot No. 21 fronts 100 feet on the northerly side of West End Avenue and runs back between parallel lines with and 200 feet east of the easterly margin of Christopher Street, 200 feet to the South line of Lot No. 22.

LEGAL DESCRIPTION SAME AS PREVIOUS DEED.

Being the same property conveyed to James F. Neal and wife, Victoria Jackson Neal by deed from Mary Anne Kirk, a widow as of record in Book 6657, page 731, Register's Office of Davidson County, Tennessee. The said James F. Neal having quitclaimed to Victoria B. Jackson Neal of record in Book 7358, page 666, said Register's Office. The said Victoria B. Jackson Neal having quitclaimed to Victoria B. Jackson of record in Book 7737, page 895, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved (XX) property, known as 3720 West End Avenue, Nashville, TN 37205
(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 her hand this 14th day of February, 1992

Victoria B. Jackson
VICTORIA B. JACKSON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VICTORIA B. JACKSON, UNMARRIED

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of February, 1992.

Notary Public

Commission Expires 7/24/93

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
VICTORIA B. JACKSON, UNMARRIED

TO
STEPHEN K. RUSH AND WIFE, NANCY B. RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

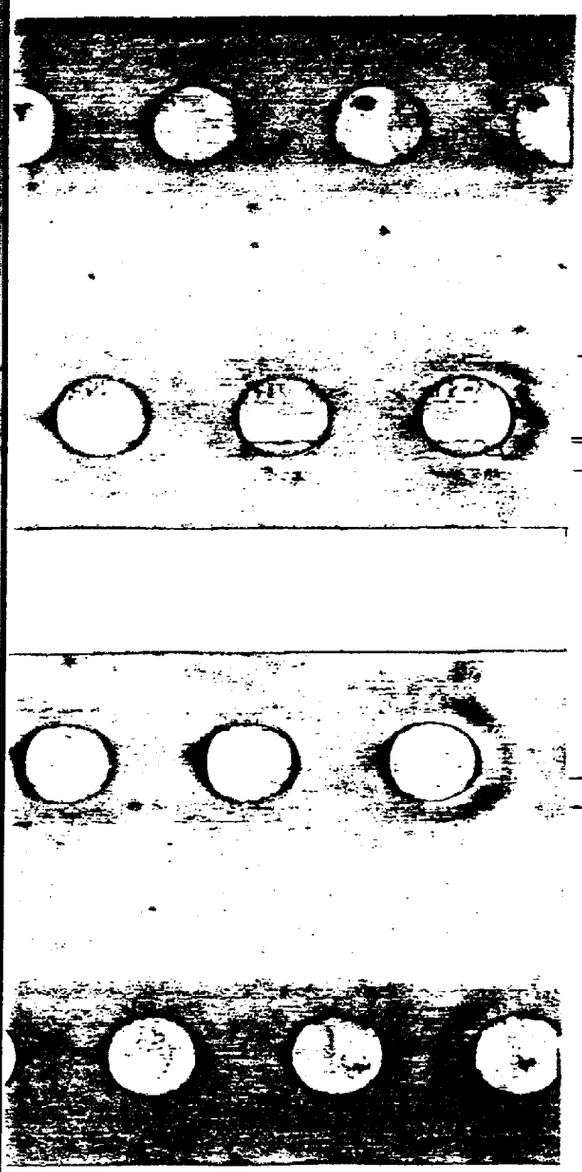
84492

IDENTIFICATION REFERENCE

FEB 14 4 20 PM '92

DAVIDSON COUNTY, TN

1525 02/14 0101 030HECK 1625.75



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 437500.00
				CON TX 1618.75
				PRFEE 1.00
				WDEED 6.00
				TOTAL 1625.75
				CHECK 1625.75
02/14/92		01		16:28 0001 1523

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84492

IDENTIFICATION REFERENCE

FEB 14 4 28 PM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 502093