G#7913-1

FILE IN BOX #14
MAP 141-12C
PARCEL 63
FB# 09D-80809

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 18,000.00 .

Joseph W. Morris
Affiant

Subscribed and sworn to before me this the 3rd day of March, 1992.

My Commission Expires: 9/16/95

Notary Public

THIS INSTRUMENT PREPARED BY: CHERNAU, MILAM & WEISS, P.C. 424 Church Street, Suite 1350, Nashville, Tennessee 37219	
ADDRESS NEW OWNER(S) AS FOLLOWS: JOSEPH W. MORRIS etux	SEND TAX BILLS TO: "NEW OWNERS"
(Name) 7454 Huntwick Trail	(Name)
(Street Address) Nashville, TN 37221	(Street Address)
(City) (State) (Zip Code)	(City) (State) (Zip Code)

S P E C I A L W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **LEADER ENTERPRISES, INC., TRUSTEE**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **JOSEPH W. MORRIS AND WIFE, JOYCE A. MORRIS**, hereinafter called the "Grantees", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 63 on the Plan of River Bend, a Planned Unit Development, as of record in Book 6900, Pages 504 and 505, and as corrected in Surveyor's Instrument of Correction, of record in Book 7465, Page 833, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Leader Enterprises, Inc., Trustee, by Trustee's Deed from Robert W. Bolster D/b/A Laurel Street Construction Company, of record in Book 8097, Page 489, Register's Office for Davidson County, Tennessee.

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

This is unimproved property.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within River Bend; and including the requirement that all owners of lots in River Bend to be members of the River Bend Estates Homeowners' Association, Inc., subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments executed by the Grantor and recorded in Book 7112, Page 481, and amended in Book 7308, Page 805, and in Book 7308, Page 808, in

Book 7336, Page 15, and in Book 7549, Page 893, said Register's Office, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

2. Taxes for the current year which have been prorated and assumed by the Grantees herein.

3. Charter of Incorporation of River Bend Estates Homeowners' Association, Inc., of record in Book 7347, Page 636, Register's Office for Davidson County, Tennessee.

4. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of open space common areas as shown on the Plan of River Bend, of record as aforesaid.

5. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, or other common property, and the fee title to such common property (designated "Common Area" on the Plan of River Bend,) is vested in River Bend Estates Homeowners' Association, Inc., for the common enjoyment of all members of said Association.

6. By-Laws of the River Bend Estates Homeowners' Association, Inc., of record in Book 7347, Page 643, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and the heirs and assigns of said Grantee, forever; and, the Grantor further covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantee, his heirs and assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 3rd day of March, 1992.

90281

IDENTIFICATION REFERENCE

MAR 6 11 04 AM '92

DAVIDSON COUNTY, TN

LEADER ENTERPRISES, INC.,
A TENNESSEE CORPORATION,
TRUSTEE

BY: _____
PAUL DAVIDSON, VICE PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared PAUL DAVIDSON, 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 Vice President of LEADER ENTERPRISES, INC., a Tennessee corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such Vice President.

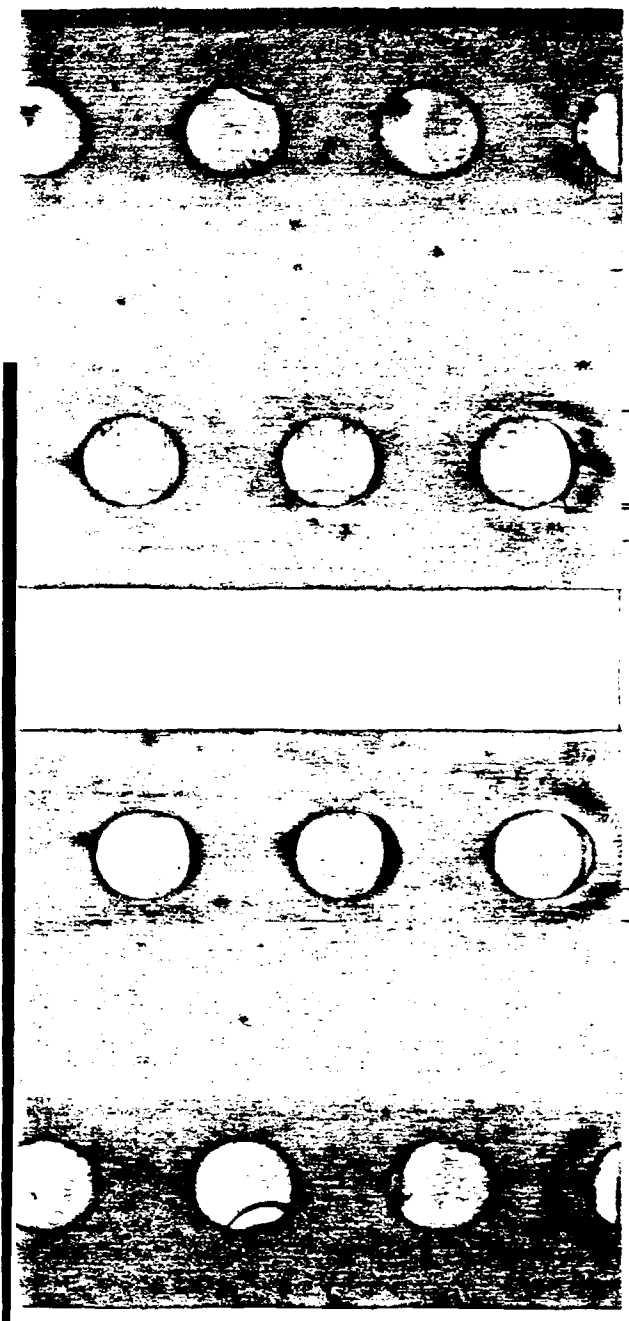
Witness my hand and official seal at Nashville, Tennessee, this 3rd day of March, 1992.

My Commission Expires: 9/16/95

_____
Notary Public

RIVERBEN.PUD

03/06/0101 03CHECK 73.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8568 PAGE 567

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	18000.00
			CON TX	66.60
			PRFEE	1.00
			WDEED	6.00
			TOTAL	73.60
			CHECK	73.60
03/06/92	01		11:04 0001	4047

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.02.8.1

IDENTIFICATION REFERENCE

MAR 6 11 04 AM '92

FELIX Z. WILSON, II, REG'S
DAVIDSON COUNTY, TN

No. 508520