FILE NO. 30167 FILE BOX "7"

FORM NO. WD-1

BOOK 8652 PAGE 24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,523.52

James C. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF JUNE 19 92

Janet L. Davis
Notary Public

MY COMMISSION EXPIRES: 11-21-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES C. THOMAS et ux	LEADER FEDERAL BANK FOR SAVINGS	103-12-82
(NAME)	(NAME)	
213 Lauderdale Road	5014 Poplar Avenue	26W 4010
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37205	Memphis, Tennessee 38117	
(CITY) (STATE) (PO ZIP)	(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, JOHN B. BEAR and wife, MARINA C. BEAR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES C. THOMAS and wife, MARY E. THOMAS

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. 19, Block "I", Cherokee Park, Second Section, as of record in Book 547, pages 175 and 176, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to John B. Bear and wife, Marina C. Bear by deed from Dean E. Brenner and wife, Merle J. Brenner of record in Book 6951, page 680, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to LEADER FEDERAL MORTGAGE, INC., of record in Book 7636, page 477, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

9379

DEEDS TAX PAID
JUN 15 11 25 AM '92
REGISTER'S OFFICE
DAVIDSON COUNTY

1259 06/15 0101 03CHECK 663.75

This is improved XX (unimproved) property known as 235 Lauderdale Road, Nashville, Tennessee 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 our hand s this 5th day of June, 19 92

JOHN B. BEAR

MARINA C. BEAR

CALIFORNIA

STATE OF ~~TENNESSEE~~
~~Davidson~~ Alameda County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named JOHN B. BEAR and wife, MARINA C. BEAR

the bargainor, ~~is~~ ~~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 Berkeley, ~~Tennessee~~ California, this Fifth day of June, 19 92.

Irmgard Kincaid Notary Public

Commission Expires March 2, 1993

OFFICIAL SEAL
IRMGARD KINCAID
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
ALAMEDA COUNTY
My Commission Expires March 2, 1993

STATE OF TENNESSEE
Davidson County

Before me, _____ 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____.

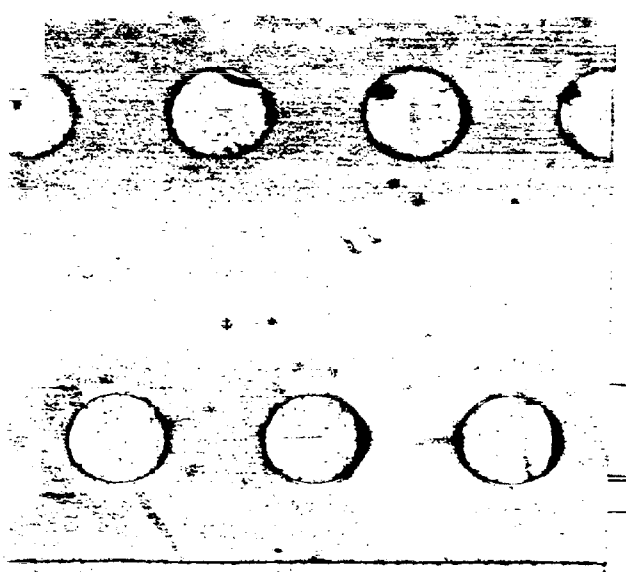
_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

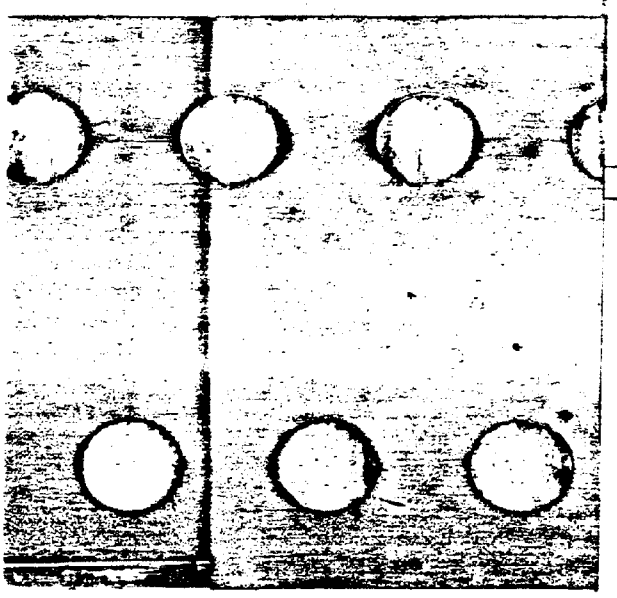
RECEIVED OF _____

FOR _____

BOOK 8652 PAGE 26

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 177523.52

CON TX 656.75

PRFEE 1.00

WDEED 6.00

TOTAL ~~663.75~~

CHECK ~~663.75~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/15/92 01 11:22 0001 1259

I 9379

IDENTIF. REFERENCE

JUN 15 11 25 AM '92

FEE PAID DAVIDSON COUNTY TN.

No. 541007