WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 8655 PAGE 881

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
RICHARD E. BESSEY (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 117-13-B
610 Green Park (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 67
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	F.B. #7DA91419

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, ROBERT L. SCRUGGS AND WIFE, JOYCE W. SCRUGGS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD E. BESSEY AND WIFE, KERRY C. BESSEY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 610 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419-421, amended in Book 6771, page 683, and in Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert L. Scruggs and wife, Joyce W. Scruggs by Quitclaim deed from Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association, F.A. of record in Book 8493, page 379, said Register's Office.

This conveyance is subject to: (1) 1992 taxes, which have been prorated and assumed by the Grantees herein; (2) Restrictive Covenants and Reciprocal Easements of record in Book 6478, page 177 and Book 6530, page 242; (3) Declaration of Covenants, Conditions and Restrictions in Book 6537, page 303, Amended & Restated in Book 8106, page 1; (4) Dedication of Common Area in Book 7175, page 761; (5) Charter in Book 6548, page 213; (6) Easements of record in Book 1037, page 572 and Book 1286, page 690; (7) Storm Water Detention Agreement in Book 6555, page 328; (8) All matters appearing on the Plan of record in Plat Book 6250, pages 418-421, Book 6771, page 683 and in Book 6800, page 164, said Register's Office, and (9) Amendment to By-Laws of record in Book 8627, page 254, said Register's Office.

20741 IDENTIF. TREFERENCE JUN 19 10 16 AM '92 FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

2879 06/19 0101 03CHECK 1617.61

unimproved ( )
This is improved(XX) property, known as 610 Green Park, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of June, 1992

ROBERT L. SCRUGGS

JOYCE W. SCRUGGS

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STATE OF TENNESSEE
COUNTY OF Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT L. SCRUGGS AND WIFE, JOYCE W. SCRUGGS with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of June, 19 92.

My commission expires 1-22-95 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 435,308.24

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 19 92.

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

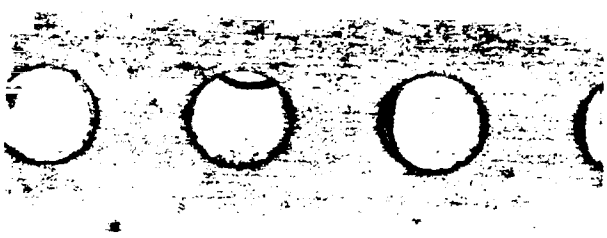
ROBERT L. SCRUGGS AND WIFE,
JOYCE W. SCRUGGS

TO

RICHARD E. BESSEY AND WIFE,
KERRY C. BESSEY

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

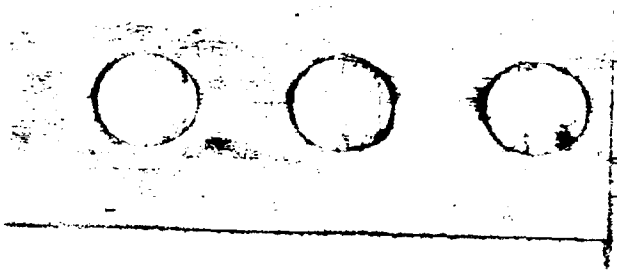
REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

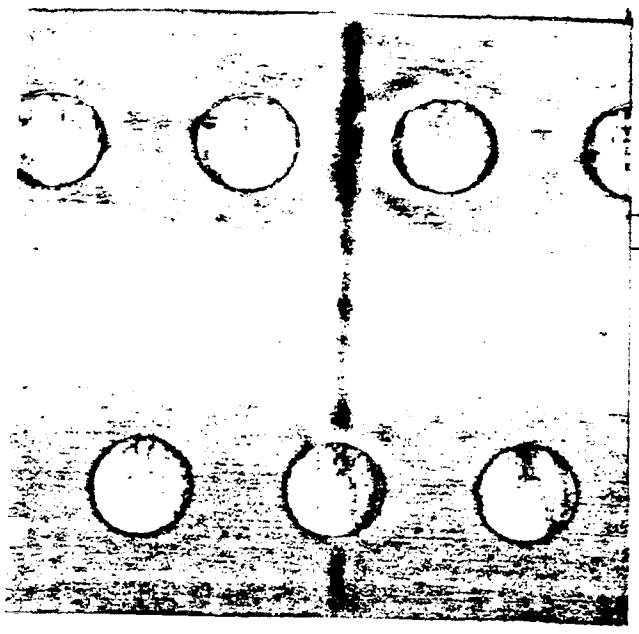
FOR _____

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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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT
435308.24
CON TX 1610.61
PRFEE 1.00
[illegible] 6.00
TOTAL 1617.61
CHECK 1617.61

20741

IDENTIF. REFERENCE

JUN 19 10 16 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

6/19/92 01 10:17 0001 287

No. 542608