WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 8661 PAGE 550

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JOHN EDWARD ANDERSON (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 116-16
4004 Estes Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 82
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	FB #7DA31985

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, JAMES T. HOLBROOK, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN EDWARD ANDERSON AND WIFE, MARSHA PATTERSON ANDERSON

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. 2 on the Plan of Part 1-Wallace Subdivision, as of record in Plat Book 1424, page 16, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James T. Holbrook, unmarried by deed from John Lowell Holbrook and wife, Patricia Scott Holbrook of record in Book 7583, page 920, said Register's Office.

This conveyance is subject to: (1) 1992 taxes, which have been prorated and assumed by the Grantees herein; (2) Easement of record in Book 1037, page 572; and (3) All matters appearing on the Plan of record in Plat Book 1424, page 16, said Register's Office.

Kimberly W. Holbrook, spouse of James T. Holbrook, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said James T. Holbrook.

22892

IDENTIF. REFERENCE

Jun 26 12 03 PM '92

DAVIDSON COUNTY TN.

unimproved ( )
This is improved (XX) property, known as 4004 Estes Road, 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 23rd day of June, 19 92.

James T. Holbrook
JAMES T. HOLBROOK

Kimberly W. Holbrook
KIMBERLY W. HOLBROOK

STATE OF TENNESSEE.
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES T. HOLBROOK and wife, KIMBERLY W. HOLBROOK

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 23rd day of June 19 92.

My commission expires 1/23/93 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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,500.00

John Edward Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 19 92

MY COMMISSION EXPIRES: 1/23/93
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JAMES T. HOLBROOK and wife,
KIMBERLY W. HOLBROOK

TO

JOHN EDWARD ANDERSON AND WIFE,
MARSHA PATTERSON ANDERSON

5289 06/26 0101 CHECK 508.35

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

CAMT 13550.00
CON TX 501.35
PRFEE 1.00
WDEED 6.00
TOTAL 508.35
CHECK 508.35
06/26/92 01 10:03 0001 5289

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22892

IDENTIF. REFERENCE

JUN 26 10 03 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 544993