WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 8719 PAGE 207

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
SANDRA C. JOHNSON (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 131-8-B
111 Glendale Garden Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 11.00
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	FB#16DA-40372

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, MALCOLM E. PHARES AND WIFE, MARGARET S. PHARES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SANDRA C. JOHNSON, UNMARRIED

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. 11 on the Plan of Glendale Garden, as of record in Plat Book 6900, page 273, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Malcolm E. Phares and wife, Margaret S. Phares by deed from Ellen M. Kirschbaum, unmarried of record in Book 7905, page 789, said Register's Office.

This conveyance is made subject to: (1) 1992 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 675, page 363 and Book 6356, page 222; (3) Declaration of Covenants, Conditions, By-Laws and Restrictions of record in Book 6544, page 199, Book 6658, page 268 and Book 8044, page 660; (4) Charter of record in Book 6564, page 486; (5) Easement of record in Book 7351, page 896; and (6) All matters appearing on the Plan of record in Plat Book 6900, page 273, said Register's Office.

42131

IDENTIFICATION REFERENCE

SEP 2 10 45 AM '92

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 111 Glendale Garden Drive, Nashville, Tennessee 37204

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 28th day of August, 19 92.

Malcolm E. Phares. Margaret S Phares

MALCOLM E. PHARES MARGARET S. PHARES

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MALCOLM E. PHARES AND WIFE, MARGARET S. PHARES 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 28th day of August 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 $172,000.00

Sandra C. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 1992

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

Notary Public

WARRANTY DEED

FROM

MALCOLM E. PHARES AND WIFE,
MARGARET S. PHARES

TO

SANDRA C. JOHNSON, UNMARRIED

6830 09/02 0101 03CHECK 645.40

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
				172000.00
				CON TX 636.40
				PRFEE 1.00
				TDEED 8.00
				ERR CO
				TDEED 8.00-
				WDEED 8.00
				TOTAL 645.40
				CHECK 645.40
			09/02/92 01	10:47 0001 2630

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42131

IDENTIFICATION REFERENCE

SEP 2 10 45 AM '92

DAVIDSON COUNTY, TN

No. 566323