#33

BOOK 8723 PAGE 705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,499.37

Cathy A Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 19 92

Notary Public

MY COMMISSION EXPIRES: March 26, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, 388 Harding Place, Suite C, Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathy A. Gardner (NAME)	Leader Federal Bank for Savings (NAME)	MAP 149-09
4736 Miners Cove (ADDRESS)	P.O. Box 1860 (ADDRESS)	PARCEL 210
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Memephis, Tennessee 38101-1860 (CITY) (STATE) (ZIP)	2DU-68956

FOR AND 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, Bill Anderson and wife, Sonjia Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cathy A. Gardner

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. 170 on the Plan of Terragon Trails, Section 4, of record in Book 5050, page 57, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete legal description.

Being the same property conveyed to Bill Anderson by deed from Lloyd D. Clapp and wife, Onetha E. Clapp of record in Book 8674, page 456, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing easements, restrictions and setback lines of record

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 of record in Book 6813, page 352, Register's Office for Davidson County, Tennessee which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees herein.

This instrument was prepared from information furnished by the parties.

Sonjia Anderson, wife of Bill Anderson joins in this conveyance to convey all right, title and interest she may have including but not limited to marital rights.

unimproved ( )
This is improved (X) property, known as 4736 Miners Cove, Antioch, Tennessee 37013
(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 my hand this 31st day of August, 19 92

Bill Anderson

Sonjia Anderson

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bill Anderson and wife, Sonjia Anderson

the bargainor S, 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 Nashville, Tennessee, this 31st day of August, 1992.

Commission expires March 25, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

43636

IDENTIFICATION REFERENCE

SEP 4 4 29 PM '92

CLIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4254 09/04 0101 03CHECK 229.15

WARRANTY DEED

FROM

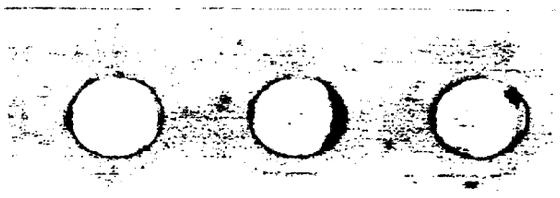
Bill Anderson

TO

Cathy A. Gardner

RETURN TO:

Mark A. Ellmore
388 Harding Place, Suite C
Nashville, Tennessee 37211



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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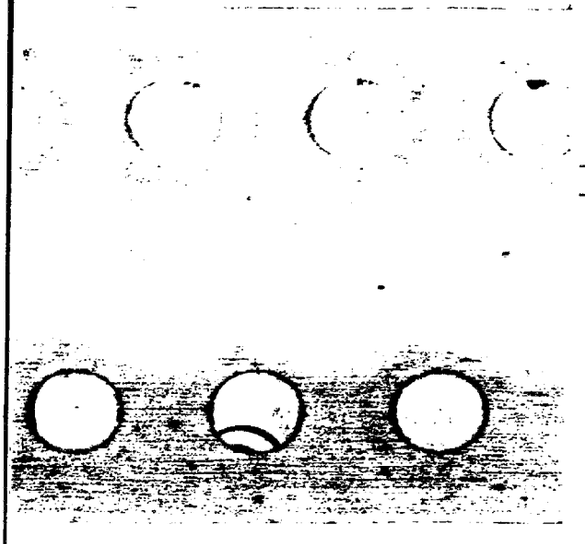
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 59499.37
CON TX 220.15
PRFEE 1.00
TDEED 8.00
ERR CO
TDEED 8.00-
TDEED 8.00
TOTAL 229.15
CHECK 229.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/04/92 01 16:30 0001 4254



4 3 6 3 6

IDENTIFT REFERENCE

SEP 4 4 29 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 567930