LIMITED

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 8874 PAGE 180

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
PAUL D. DOUGHERTY	LEADER FEDERAL BANK FOR SAVINGS	Map 155-2-A
(NAME)	(NAME)	
116 Montcastle Court	P.O. Box 2926	Parcel 37
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Memphis, Tennessee 38101	FB 9D-80524
(CITY) (STATE) (P. O. 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, DECATUR FEDERAL SAVINGS AND LOAN ASSOCIATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL D. DOUGHERTY AND WIFE, MARY ELLEN DOUGHERTY

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. 37 on the Plan of Montcastle Estates, as of record in Plat Book 6900, pages 326 & 327, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Decatur Federal Savings & Loan Association by Substitute Trustee's deed from Arnold M. Weiss, as Substitute Trustee of record in Book 8789, page 429, said Register's Office.

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and assumed by the Grantees; (2) Covenants, Conditions and Restrictions of record in Book 7170, page 926, amended in Book 7260, page 295; (3) Charter of record in Book 7421, page 27; and (4) All matters appearing on the Plan of record in Plat Book 6900, pages 326 & 327, said Register's Office.

95637

IDENTIFICATION REFERENCE

FEB 26 10 23 AM '93

DAVIDSON COUNTY, TN

[illegible] 667.50

** claiming by, through or under it, but no further otherwise

This is (unimproved XX) (improved) property, known as 116 Montcastle Court, Nashville, Tennessee 37221

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 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 22nd day of February, 19 93

DECATUR FEDERAL SAVINGS AND LOAN ASSOCIATION

By: [signature]
Arnold Ivie-Husk[illegible]
Assistant Vice-President

DECATUR FEDERAL SAVINGS AND LOAN ASSOCIATION

STATE OF TENNESSEE
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.

Witness my hand at office, this day of , 19

My commission expires Notary Public

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela Ivie-Huskey

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Asst. Vice-President of DECATUR FEDERAL SAVINGS AND LOAN ASSOC 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 22nd day of February, 19 93

My commission expires 12-8-93 Notary Public Donna E. Paddock

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 1993

MY COMMISSION EXPIRES 1-22-95 Notary Public
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TN

WARRANTY DEED

FROM

DECATUR FEDERAL SAVINGS AND LOAN ASSOCIATION

TO

PAUL D. DOUGHERTY AND WIFE, MARY ELLEN DOUGHERTY

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 110, The Paddock
220 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

178000.00

CON TX	658.60
PRFEE	1.00
MTEED	8.00
TOTAL	667.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 667.60

02/26/93 01 10:21 0001 7332

95637

IDENTIFICATION REFERENCE

FEB 26 10 23 AM '93

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 624928