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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 33552)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 210000.00

Affiant

Sworn and subscribed before me this 23rd day of July, 1993.

Notary Public

My Comm. Expires: Sept 16, 1995

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
James Thomas Keffer 229 Leonard Avenue Nashville, Tennessee 37205	Leader Federal Bank for Savings P.O. Box 2926 Memphis, Tennessee 38101-2926	104-13-0 067.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clark J. Tibbetts and spouse, Catherine J. Tibbetts,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Thomas Keffer**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the northerly 55 feet of Lot No. 35 on the Map of Bransford Realty Co.'s Subdivision of Lots Nos. 8, 10, 11, 12 and part of 9 in Block E, Lots Nos. 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and part of 8 in Block F, Lots Nos. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and 23 in Block G in Whitland Realty Co.'s Subdivision, of record in Book 547, page 53, Register's Office for said County.

SAID part of Lot No. 35 fronts 55 feet on the west side of Leonard Avenue (now a 50 foot street, but formerly a 70 foot street) and extends back in a westerly direction between parallel lines 210 feet to a dead line.

BEING the same property conveyed to Clark J. Tibbetts and wife, Catherine J. Tibbetts, by deed from AGL Properties, a partnership composed of Mary E. Anderson, J.R. Groseclose and William Lewis, of record in Book 634, page 606, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to all matters as set forth in the plan of record in Book 547, page 53, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Clark J. Tibbets by Catherine J. Tibbets as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 229 Leonard Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of July, 1993.

Clark J. Tibbetts

Clark J. Tibbetts, By: Catherine J. Tibbets, Atty-In-Fact

Catherine J. Tibbetts

Catherine J. Tibbetts

State of Tennessee
County of Davidson

On this 23rd day of July, 1993, before me the undersigned authority, personally appeared **Catherine J. Tibbetts**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Sept 16, 1995

Notary Public

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 **Catherine J. Tibbets**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Clark J. Tibbets**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of July, 1993.

CHRISTY WILKINS INEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: Sept 16, 1995

EXHIBIT "A"
To
WARRANTY DEED

FROM: Clark J. Tibbetts and Catherine J. Tibbetts

TO: James Thomas Keffer

RECD 07/27 01:01 CHECK 786.00

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Catherine J. Tibbetts

Catherine J. Tibbets, Affiant

Sworn to and subscribed before me this

23rd day of July, 1993.

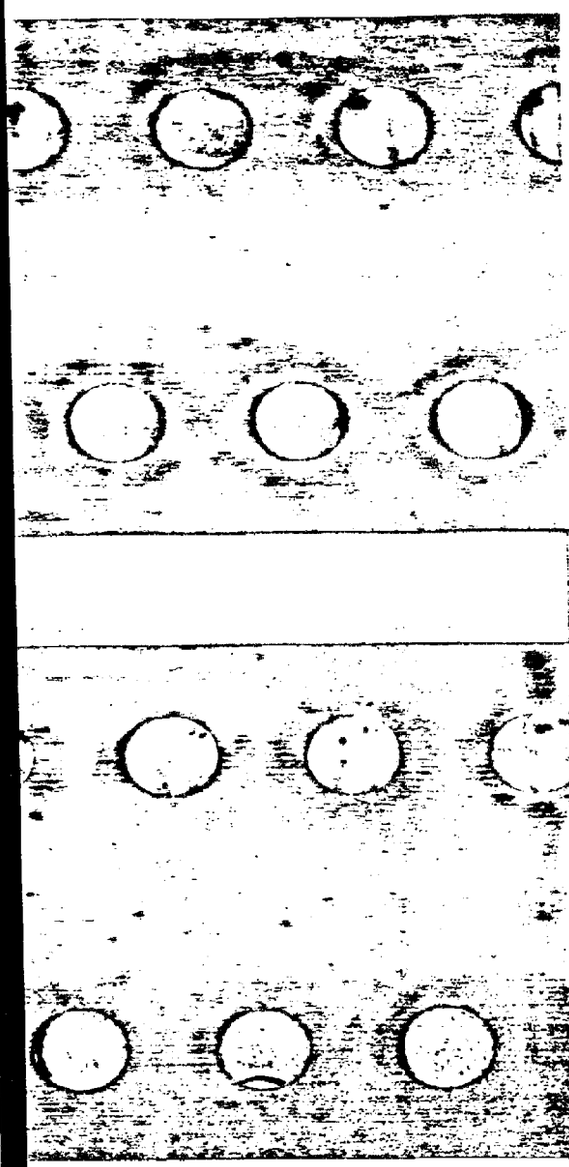
Notary Public

My Commission Expires: Sept 16, 1995

CHRISTY WILKINS INEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

4595

RECORDED 1993 JUL 27 11:01



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

AMT

210000.00

CON TX 777.00

PRFEE 1.00

MTEED 8.00

TOTAL ~~786.00~~

~~786.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07 27 93 01 09:42 0001 9223

44335

RECEIVED FOR RECORD

93 JUL 27 AM 9:42

No. 678574