STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Judy Ann Lovell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 19 93

Notary Public

MY COMMISSION EXPIRES May 7, 1995
(AFFIX SEAL)

MARY N. WESTBROOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Boyd M. Babb	Leader Federal Bank	91-16 #63
(NAME)	(NAME)	
4500 Elkins Avenue	P.O. Box 2926	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Memphis, TN 38101-2926	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Ellen Bruce Eakes, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Boyd M. Babb and Judy Ann Lovell, both unmarried

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. 401 and the easterly 10 feet of Lot No. 403 of Block No. 18 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County.

Said Lot 401 and part of Lot 403 front together 70 feet on the northerly side of Elkins Avenue, formerly 2nd Avenue, and run back between parallel lines with the westerly margin of 45th Avenue North, formerly 4th Street, 150 feet to an alley.

Being the same property conveyed to Ellen Bruce Eakes by will of Rufus A. Bruce, deceased, of record in Will Book 110, page 28, Probate Court for Davidson County, Tennesseee.

This conveyance is subject to any and all existing restrictions and easements of record.

48459

IDENTIFICATION REFERENCE

93 AUG -4 PM 2:41

ELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

3897 08/04 0101 03CHECK 305.00

This is improved (X) property, known as 4500 Elkins Avenue, Nashville, TN 37209 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 2nd day of August, 19 93

Ellen Bruce Eakes
Ellen Bruce Eakes

BOX 15

BOOK 9037 PAGE 65

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 Ellen Bruce Eakes, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 2nd day of August, 1996.

Commission expires May 7, 1997

WESTBROOK NOTARY PUBLIC Notary Public LARGE STATE OF TENNESSEE

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 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.

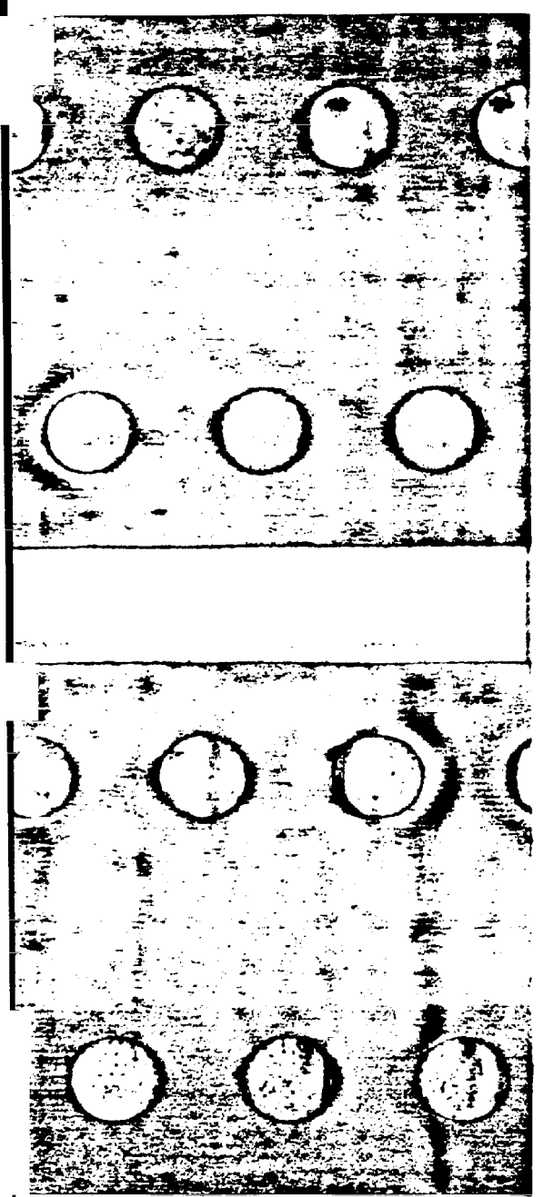
Witness my hand and official seal at office at on this the day of 19.

My commission expires

Notary Public

Warranty Deed from Ellen Bruce Eakes, to Boyd M. Babb and Judy Ann Lovell.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9037 PAGE 66

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	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
TOTAL	305.00
CHECK	305.00

08/04/93 01 14:42 0001 5898

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48459

IDENTIFICATION REFERENCE

93 AUG -4 PM 2:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 682285