LTIC File No. 93-21227

STATE OF TENNESSEE
COUNTY OF Davidson } FILE BOX 49

BOOK 9063 PAGE 525

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

James H. Watkins Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

30th DAY OF August, 19 93

Notary Public

MY COMMISSION EXPIRES 1/23/94

THIS INSTRUMENT WAS PREPARED BY
LAWYERS TITLE INSURANCE CORPORATION
424 Church Street, Suite 200, Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James H. Watkins, Jr. (NAME)	Leader Federal Bank for Savings (NAME)	142-9A-27
854 Todd Pries Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1860 (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101 (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, WE, I, Melanie Wheeler, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Watkins, Jr. and wife, Caroll Watkins

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 Unit No. 32-B, on the plan of Doral Country Villa Condominiums, Section 2, according to the Master Deed of record in Book 5011, page 395, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 4860, page 122, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same proeprty conveyed to Melanie Wheeler, by Deed of Record in Book 7588, page 233, re-recorded in Book 7606, page 451, Register's Office for Davidson County, Tennessee.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantee(s) assume and agree to pay the remaining unpaid balance on a Promissory Note secured by a Deed of Trust, of record in Book 6831, Page 440, said Register's Office, payable according to the terms and conditions contained therein.

unimproved ( )
This is improved (XX) property, known as 854 Todd Pries Drive (House Number) (Street) Nashville, Tennessee 37221 (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. Whenever 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(s) this 30th day of August, 19 93

Melanie Wheeler
Melanie Wheeler

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9063 PAGE 526

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melanie Wheeler

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 30th day of August 19 93

Commission expires 1/23/94

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed 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_____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

Melanie Wheeler

TO

James H. Watkins, Jr. et ux

Caroll Watkins

Furnished by:

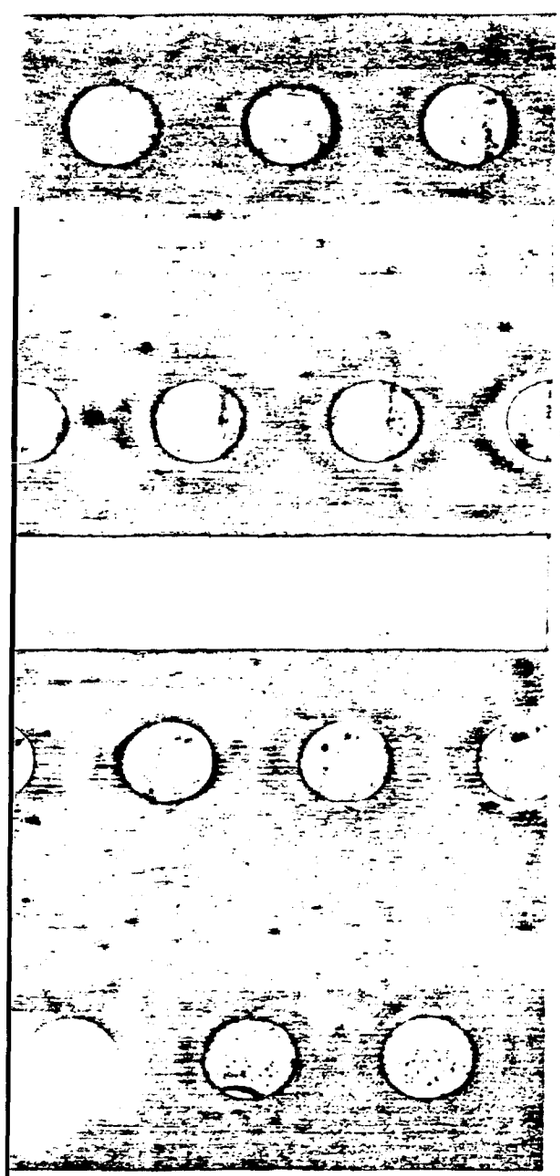
LAWYERS TITLE INSURANCE CORPORATION
Third National Financial Center
424 Church Street, Suite 200 (37219-2302)
P.O. Box 198787 (37219-8787)
Nashville, Tennessee
Tele: 615-244-0678

93 AUG 31 AM 9:20

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

57618
IDENTIF. & REFERENCE

08/31/93 0101 03CHECK 1551



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9063 PAGE 527

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
				LAMT 76000.00
				CON TX 281.20
				PRFEE 1.00
				MDEED 8.00
				TOTAL 290.20
				CHECK 290.20
			08/31/93 01	09:19 0001 5891

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57618
IDENTIF. ↑ REFERENCE

93 AUG 31 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 692156