BOOK 9218 PAGE 13

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 19 93

Notary Public

MY COMMISSION EXPIRES 4/28/97

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Duane E. Hayward (NAME) | Leader Federal Bank (NAME) | 44-15-358.00, 4D-44645 |
| 1001 Birdsall Street (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2926 (STREET ADDRESS) | |
| Old Hickory TN 37138 (CITY) (STATE) (P.O. ZIP) | Memphis TN 38101-2926 (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, James H. Fann and wife, Nancy P. Fann

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Duane E. Hayward and wife, Lisa H. Hayward

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. 5 of Section B on the Plan of E.I. du Pont de Nemours and Company's Subdivision, entitled "Village of Old Hickory", as of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James H. Fann and wife, Nancy P. Fann by Deed of record in Book 2902, Page 429, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, surveys, easements, restrictions and other matters of record.

The signatures of James H. Fann and wife, Nancy P. Fann are being affixed hereto by Frances Denson, attorney-in-fact under Power of Attorney being recorded simultaneously herewith.

unimproved ( )
This is improved (XX) property, known as 1001 Birdsall Street (House Number) (Street) Old Hickory TN 37138 (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 our, hand(s) this 5th day of January, 19 93

James H. Fann by Frances Denson, attorney-in-fact under Power of Attorney

James H. Fann by Frances Denson, attorney-in-fact under Power of Attorney

Nancy P. Fann by Frances Denson, attorney-in-fact under Power of Attorney

Nancy P. Fann by Frances Denson, attorney-in-fact under Power of Attorney

STATE OF TENNESSEE
COUNTY OF }

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

_____

the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19_____.

Commission expires_____ _____
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

06723

IDENTIFICATION REFERENCE

**WARRANTY DEED**

94 JAN 11 PM 3:22

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

**FROM**

**PICK-UP**

**TO**

8682 01/11 0101 03CHECK 375.30

**Furnished by:**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

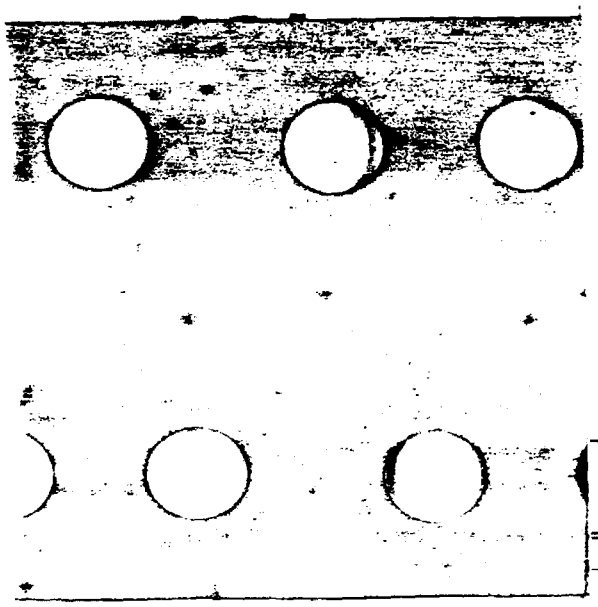
Personally appeared before me, the undersigned, with whom I am personally acquainted, and who acknowledged that Fran Denson, as attorney in fact under power of attorney for James H. Fann and Nancy P. Fann executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact of 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, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3 day of January ,1994.

4/28/97 Carolina J. Hunt
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4/28/97



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

RECEIVED OF _____

FOR _____

BOOK 9218 PAGE 15

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 | 99000.00 |
| | | | CON TX | 366.30 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 375.30 |
| | | | CHECK | 375.30 |
| 01/11/94 | 01 | | 15:22 0001 | 8682 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 JAN 11 PM 3:22
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

06723
IDENTIF. # REFERENCE

No. 744687