FILE BOX 61

FORM NO. WD-1 REV. 10-86

BOOK 9232 PAGE 952

PREPARED BY & RETURN TO:
DYER, JAMES & TAYLOR, ATTYS.
30 BURTON HILLS BLVD., SUITE 200
NASHVILLE, TN 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Roland Chavez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 19 94.

Notary Public

MY COMMISSION EXPIRES: 5-24-97

(AFFIX SEAL)

$176.00

THIS INSTRUMENT WAS PREPARED BY
Dyer, James & Taylors, Attys., Suite 200, 30 Burton Hills Blvd., Nashville, Tn. 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roland Chavez (NAME)	Leader Federal Bank for Savings (NAME)	149-2-99
805 Split Oak Court (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 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, Marco H. Kallas and wife, Laura M. Kallas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roland Chavez ; for his sole and separate estate

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. 88 on the Plan of Oakwood Subdivision, Phase II, Section I, of record in Plat Book 7900, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Marco H. Kallas and wife, Laura M. Kallas by deed from Centex Real Estate Corporation of record in Book 8470, page 71, Register's Office for Davidson County, Tennessee.

12099
IDENTIFICATION REFERENCE

94 JAN 28 AM 11:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4587 01/28 0101 03CHECK 393.80

This is unimproved ( ) improved (X) property, known as 805 Split Oak Court, Antioch, Tennessee 37013
(House Number) (Street) (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. 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 our hands this 11th day of January, 19 94

Marco H. Kallas

Laura M. Kallas

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marco H. Kallas and wife, Laura M. Kallas

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of January 19 94

Commission expires 5-24-97

Rebecca L. Barker
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TN

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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____.

My commission expires _____

_____
Notary Public

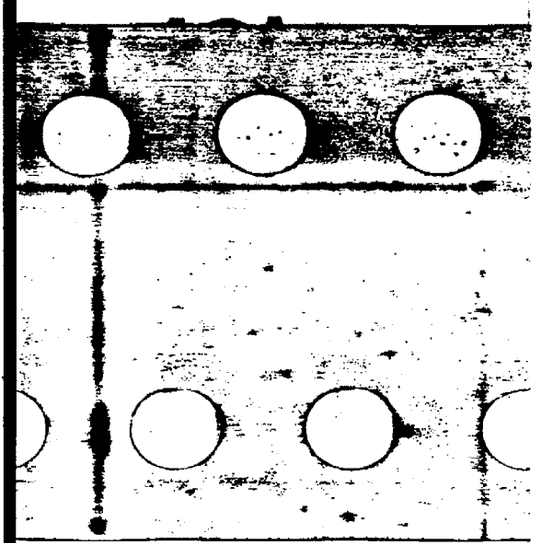
STATE OF TENNESSEE
Davidson County

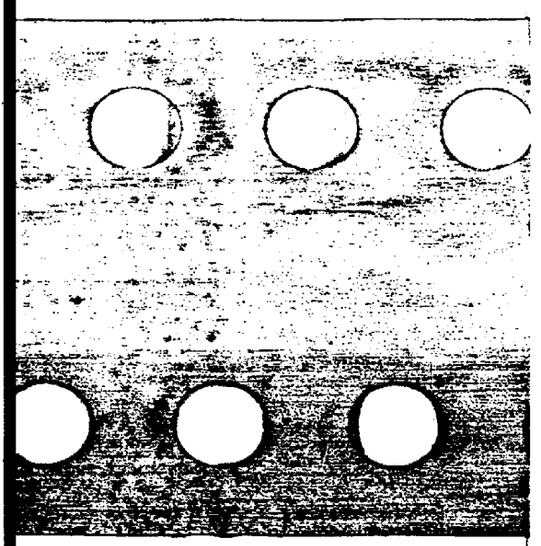
On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

_____
Notary Public

My commission expires: _____





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 104000.00
				CON TX 384.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 393.80
				CHECK 393.80
01/28/94	01			11:56 0001 4587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12099
IDENTIF. ⇗ REFERENCE

94 JAN 28 AM 11:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.750513