Bk 41

BOOK 9233 PAGE 508

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $171,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of January, 1994.

Notary Public

My Commission Expires: 7/24/96

This instrument prepared by:
Wesley D. Turner
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Cassandra Y. Berns 113 Hampton Place Nashville, TN 37215	Leader Federal Bank for Savings P.O. Box 2936 Memphis, TN 38101-2926	117-7C-113

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, **JAMES P. LESTER AND WIFE, JEAN LEE LESTER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CASSANDRA Y. BERNS**, hereinafter called the Grantee, her heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 113 of Hampton Place Townhomes as shown on the Plan of record in Book 5200, page 421, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James P. Lester and wife Jean Lee Lester, by deed from Hampton Place Joint Venture, of record in Book 6703, page 417, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1994 taxes, a lien not yet due and payable which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed Establishing a Horizontal Property Regime of Hampton Place Townhomes, of record in Book 5891, page 877, Register's Office for said County.

3. Matters shown on the Plan of record in Book 5200, page 421, Register's Office for said County.

This is improved property known as 113 Hampton Place, Nashville, TN 37215

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, her heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, her 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 27th day of January, 1994.

James P. Lester

Jean Lee Lester

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES P. LESTER AND WIFE, JEAN LEE LESTER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of January, 1994.

Notary Public

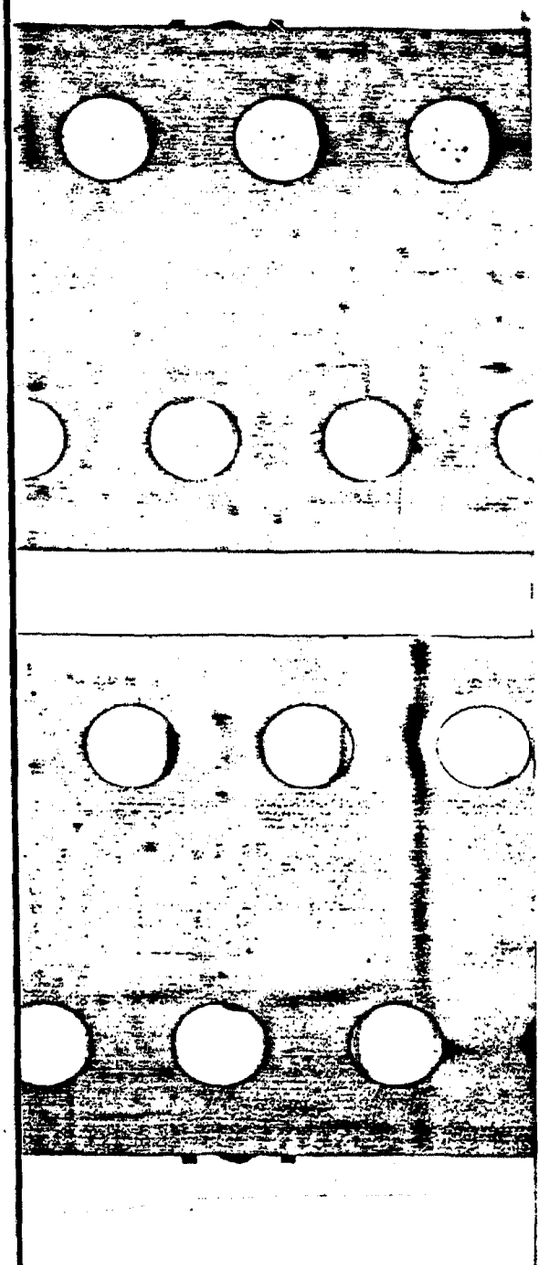
My Commission Expires: Sept. 24, 1994

12296
IDENTIFICATION REFERENCE

94 JAN 28 PM 4:00
FEE
REGISTER
DAVIDSON COUNTY, TN.

4805 01/28 0101 03CHECK 641.70

0008941.01



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9233 PAGE 510

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
				171000.00
				CON TX 632.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 641.70
				CHECK 641.70
01/28/94		01		16:00 0001 4805

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12296
IDENTIFICATION REFERENCE

94 JAN 28 PM 4:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.750728