BOOK 9256 PAGE 822

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 19 94

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
Elizabeth A. O'Leary (NAME)	Leader Federal Bank for Savings (NAME)	72-7-29
1314 Shelton Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	
Nashville TN 37216 (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, Claude M. Burton, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth A. O'Leary and husband, Robert C. Edwards

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 the east 25 feet front and 27 feet rear of Lot No. 18 and the west 25 feet front and 30 feet rear of Lot No. 19 on the Map of Part of the Mora Sharpe Lands of record in Book 547, Page 114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lots.
(Continued)

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

20477

IDENTIF. & REFERENCE

94 FEB 23 PM 1:34

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

This is unimproved ( ) X improved property, known as 1314 Shelton Avenue (House Number) (Street) Nashville TN 37216 (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, hand(s) this 15th day of February, 19 94

Claude M. Burton
Claude M. Burton

Sandra F. Burton
Sandra F. Burton

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claude M. Burton and Sandra F. Burton

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

Commission expires 4/28/97

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) upon (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_____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

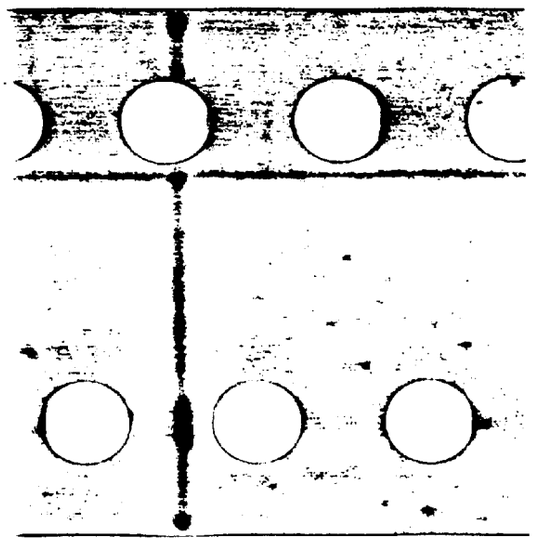
TO

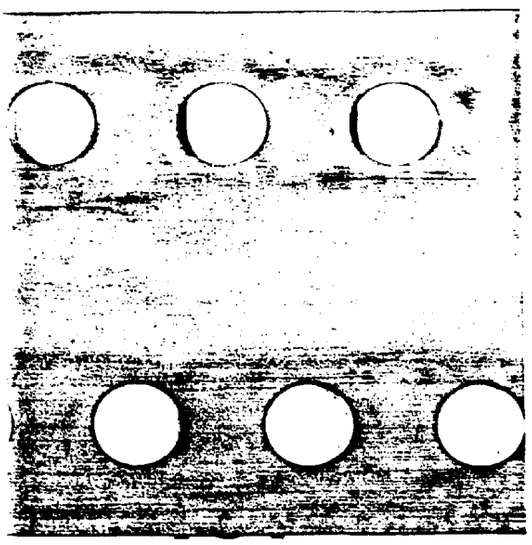
Furnished by:

Enter legal description (continued)

Being the same property conveyed to Monique M. Isnard Burton and Claude M. Burton, joint tenants with right of survivorship, by Quitclaim Deed of record in Book 5871, Page 594, Register's Office for Davidson County, Tennessee. The said Monique M. Isnard Burton having since died and the property vested in Claude M. Burton. The said Claude M. Burton being a married person, the spouse of Claude M. Burton is joining in this conveyance to convey to Grantees any interest she may have in said property by virtue of her marriage to Grantor.

02/23 0101 03CHECK 240.25





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	CAMT TOTAL PAID
				240.00
				CON TX 231.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 240.25
				CHECK 240.25
02/23/94	01			13:35 0001 8517

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20477
IDENTIF. # REFERENCE

94 FEB 23 PM 1:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.759409