BOOK 9299 PAGE 680 Box 22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Cynthia L. Bates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 94

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 25, 1997
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 Charlotte Avenue, Suite 200, Nashville, TN. 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CINDY L. BATES (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	91-15-75
238 54TH AVENUE NORTH (ADDRESS)	P. O. BOX 2926 (ADDRESS)	
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38101-2926 (CITY) (STATE) (ZIP)	

FOR AND 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, CHRISTOPHER M. MCHUGH AND WIFE, HEATHER MCHUGH AND TERRY J. DAILY AND WIFE, LINDA L. DAILY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CINDY L. BATES AND HUSBAND, THOMAS V. BATES

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, and being more particularly described according to a survey by John B. Kohl, III, dated February 17, 1994, as follows:

BEGINNING at a point in the easterly margin of 54th Avenue North, formerly Richland Avenue, said point being located 60 feet from the southerly margin of Nevada Avenue; thence from said point with the line of the Glasgow property (Book 4974, page 435, Register's Office for Davidson County, Tennessee), East 90 feet, more or less, to a point; thence southerly 90 feet to a point in the line now or formerly McConnell (Book 5005, page 806, Register's Office for Davidson County, Tennessee); thence with said line, westerly 78 feet, more or less, to the margin of 54th Avenue North; thence with said margin 90 feet to the point of BEGINNING.

BEING the same property conveyed to Christopher M. McHugh and wife, Heather McHugh and Terry J. Daily and wife, Linda L. Daily, by deed from James E. Owens and wife, Linda A. Owens and James A. Ragghianti and wife, Mary K. Ragghianti, of record in Book 8312, page 896, Register's Office for Davidson County, Tennessee; and from William Balthrop, Polly Ernestine B. Fishel, and Dolly Ermaline B. Cross, being recorded simultaneously herewith.

This instrument is executed on behalf of Christopher M. McHugh and wife, Heather McHugh and Terry J. Daily and wife, Linda L. Daily by Regina DuBois, as their Attorney-in-Fact, pursuant to Powers of Attorney which are being placed of record with this instrument.

Said property is conveyed subject to such limitations, restrictions, and

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 238 54TH AVENUE NORTH, NASHVILLE, TN 37209
(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 hand s this 31st day of March 19 94

Christopher M. McHugh by Regina DuBois — CHRISTOPHER M. MCHUGH *
Terry J. Daily by Regina DuBois — TERRY J. DAILY *
Heather McHugh by Regina DuBois — HEATHER MCHUGH *
Linda L. Daily by Regina DuBois — LINDA L. DAILY *

* BY: REGINA DUBOIS, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary PUblic in and for said County and State, the within named Regina DuBois, 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 on behalf of Christopher M. McHugh and wife, Heather McHugh and Terry J. Daily and wife, Linda L. Daily, as their Attorney-in-Fact, as the free act and deed of the within named Christopher M. McHugh and wife, Heather McHugh and Terry J. Daily and wife, Linda L. Daily.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of March, 1994.

My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*** CONTINUATION

encumbrances as may affect the premises.

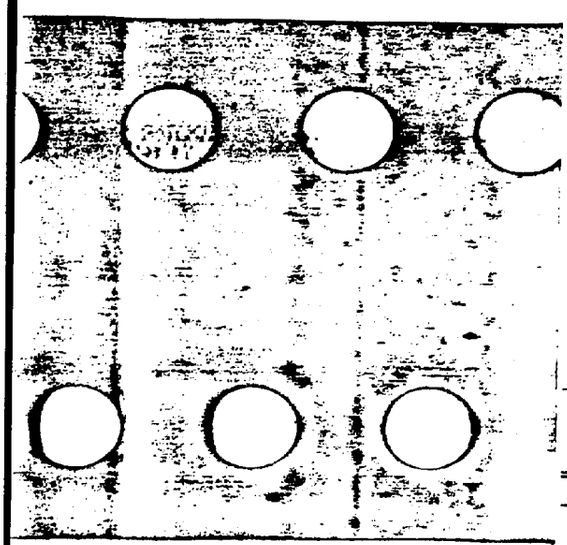
SOURCE OF DESCRIPTION: Survey dated February 17, 1994, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

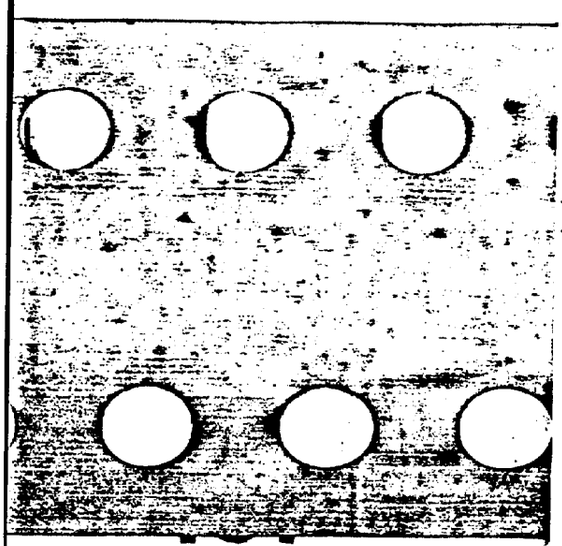
94 APR -4 PM 4:21
REGISTER
DAVIDSON COUNTY, TN.

9270 04/04 0101 03CHECK 290-20

34671

IDENTIF. # REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9299 PAGE 682

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	76000.00
			CON TX	281.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	290.20
			CHECK	290.20
04/04/94	01		16:22 0001	9270

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34671
IDENTIF. ↑ REFERENCE

94 APR -4 PM 4:21
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 774530