BOOK 9331 PAGE 963 Box 23

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 555,000.00

James W. Ward Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 19 94

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

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
JAMES W. WARD, JR. (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	117-13-B-95CO
703 OVERTON PARK (ADDRESS)	P. O. BOX 2926 (ADDRESS)	07DA-91407
NASHVILLE, TN 37215 (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, A. CLYDE HEFLIN, JR. AND WIFE, SANDRA LEE HEFLIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. WARD, JR. AND WIFE, SUSANNE J. WARD

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. 703, on the Plan of Phase One of Abbottsford, a Planned Unit Development, of record in Book 6250, pages 419, 420, and 421, amended in Book 6638, page 376, Book 6771, page 683; and Book 6755, page 274; Register's Office for Davidson County, Tennessee, and corrected by Surveyors Certificate of Correction of record in Book 6800, page 164, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to A. Clyde Heflin, Jr. and wife, Sandra Lee Heflin, by deed from Union Financial Corporation, a Tennessee corporation, of record in Book 7095, page 160, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Phase One of Abbottsford, a Planned Unit Development, as said areas are set forth and defined in Restrictions of record in Book 6478, page 177, amended in Book 6530, page 242; and Book 6537, page 303; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

This instrument is executed on behalf of A. Clyde Heflin, Jr. by Sandra Lee Heflin as his Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: Survey dated April 15, 1994, 1994, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

unimproved ( )
This is improved (X) property, known as 703 OVERTON PARK, NASHVILLE, TN 37215
(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 29th day of April, 19 94

A. Clyde Heflin Jr. by Sandra Lee Heflin Power of Attorney
A. CLYDE HEFLIN, JR.

Sandra Lee Heflin
SANDRA LEE HEFLIN

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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 SANDRA LEE HEFLIN

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 NASHVILLE, Tennessee, this 29TH day of APRIL, 19 94.

Commission expires 07/26/97

I. DYKE TATUM 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

1330 05/03 0101 03CHECK 2062.50

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 Sandra Lee Heflin, 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 A. Clyde Heflin, Jr., as his Attorney-in-Fact, as the free act and deed of the within named A. Clyde Heflin, Jr.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of April, 1994.

My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

IDENTIF. & REFERENCE

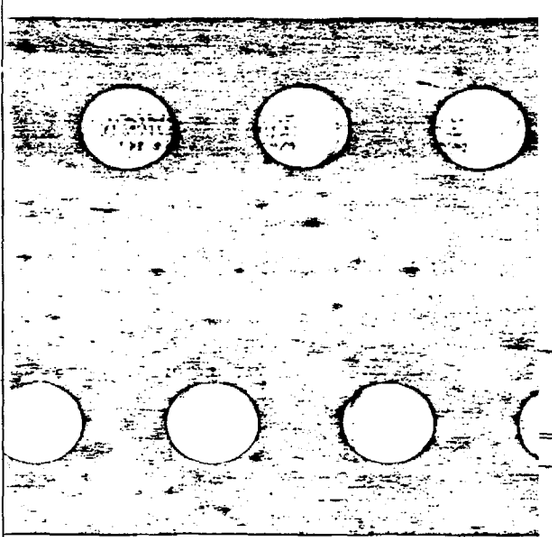
94 MAY -3 AM 11:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

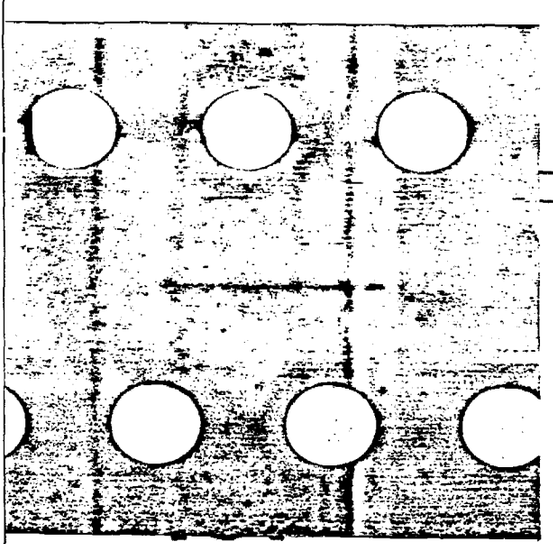
FOR _____

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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 555000.00
				CON TX 2053.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 2062.50
				CHECK 2062.50
05/03/94	01			11:58 0001 1330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



45713
IDENTIF. & REFERENCE

94 MAY -3 AM 11:55

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.786419