STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May 19 94

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHERNAU, MILAM & WEISS, P.C., 5115 Maryland Way, 2nd Floor, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARTHA J. QUALLS (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	MAP 141-07-0-B
208 Roslyn Court (ADDRESS)	158 Madison Avenue (ADDRESS)	PARCEL 019CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Memphis, TN 38101-0275 (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, SOMERSET FARMS, A TENNESSEE JOINT VENTURE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARTHA J. QUALLS, A SINGLE PERSON

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. 19 on the Plan of Somerset Farms, Section One, a Planned Unit Development, as of record in Book 7900, Page 357, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Somerset Farms, a Tennessee Joint Venture, by Deed from Reese L. Smith, Jr., and wife, Marcella V. Smith, of record in Book 7349, Page 564, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 8556, Page 11, said Register's Office; By-Laws of record in Book 8556, Page 25, said Register's Office; Articles of Incorporation of record in Book 7382, Page 225, and amended in Book 7820, Page 605, in Book 8235, Page 521, and in Book 8584, Page 20, all of record in the Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

51760
IDENTIF. & REFERENCE

94 MAY 19 AM 10:03
REGISTER
DAVIDSON CO. TN.

7907 05/19 0101 03CHECK 423.40

unimproved ( )
This is improved (X) property, known as 208 Roslyn Court, Nashville, TN 37221
(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 my hand this 16th day of May 19 94

SOMERSET FARMS, A TENNESSEE JOINT VENTURE
By:
GEORGE GIANIKAS, MAN. JOINT VENTURER

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF

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

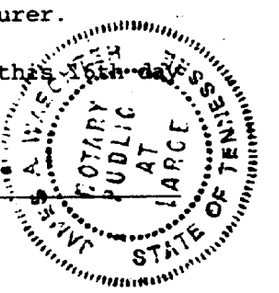
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

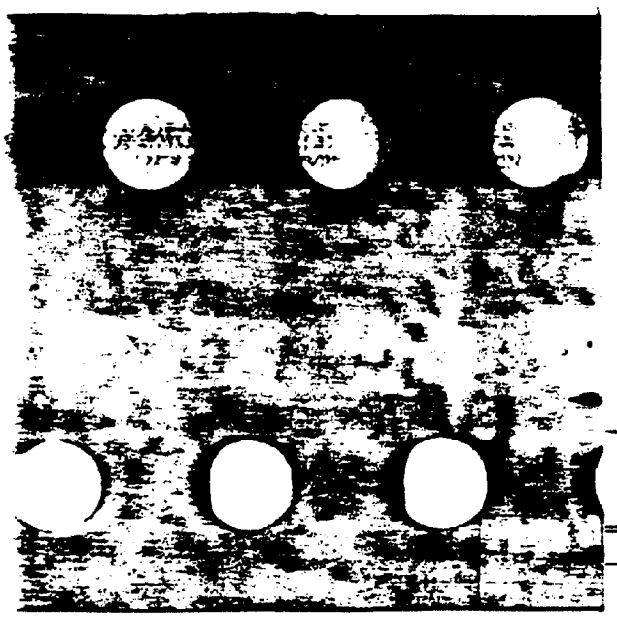
Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared GEORGE GIANIKAS, with who I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Managing Joint Venturer of the SOMERSET FARMS, the within named bargainor, a Tennessee Joint Venture, and that he as such Managing Joint Venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Joint Venture by himself as such Managing Joint Venturer.

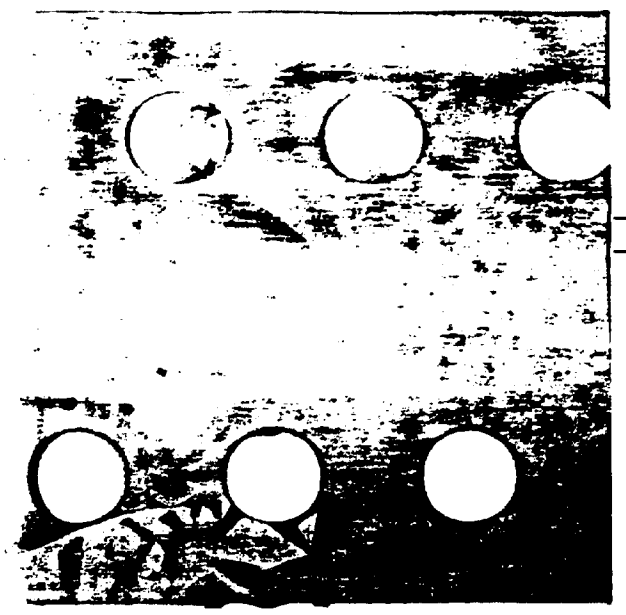
Witness my hand and official seal at Nashville, Tennessee, this 16th day of May, 1994.

My Commission Expires: 5-11-95 ~~9/16/95~~

Notary Public







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9350 PAGE 10

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 112000.00
CON TX 414.40
PRFEE 1.00
WDEED 8.00
TOTAL 423.40
CHECK 423.40

05/19/94 01 10107 9001 7907

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51760
IDENTIF. ↑ REFERENCE

94 MAY 19 AM 10:03
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 792916