BOOK 9363 PAGE 385 Box 61

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Dyer, James & Taylor 30 Burton Hills Blvd., Suite 200 Nashville, Tennessee 37215	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,121.79 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May 19 94 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Holtschlag (NAME)	Leader Federal Bank For Savings (NAME)	75-13-152
319 Jacksonian Drive (ADDRESS)	158 Madison Avenue (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101-0275 (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, Brian C. Simmons, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John T. Holtschlag

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. 28, Hermitage Hills, as of record in Book 2900, Pages 48 and 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John T. Holtschlag and Brian C. Simmons by deed from Henry G. Cisneros, Secretary of Housing and Urban Development of record in Book 8921, Page 188, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Temple-Inland Mortgage Corporation (now Leader Federal), of record in Book 8921, Page 191, Register's Office for Davidson County, Tennessee, and also that the account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

56146

IDENTIF. & REFERENCE

94 JUN -1 PM 2:32

FILED & RECORDED
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 319 Jacksonian Drive, Hermitage, TN 37076
(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 27th day of May 19 94

Brian C. Simmons

BOOK 9363 PAGE 386

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 Brian C. Simmons, a single person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 1994

Commission expires 5-11-95

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

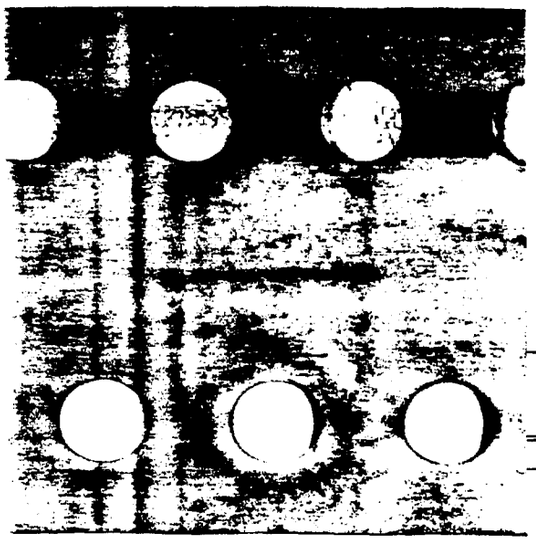
0605 06/01 0101 03CHECK

268.37

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9363 PAGE 387

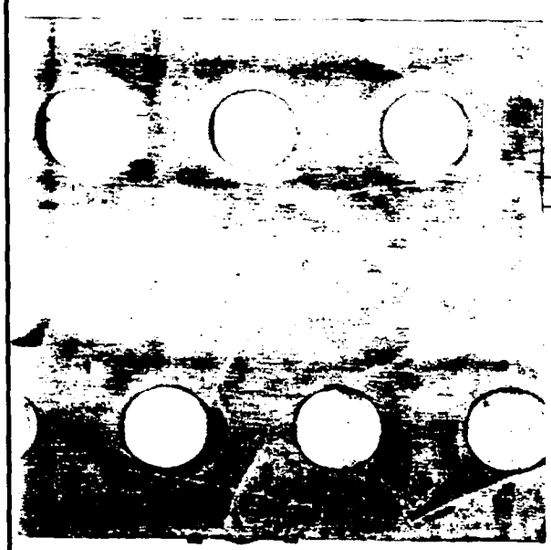
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PREP - PREPARATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES
			PRFEE 1.00
			MDEED 8.00
			TOTAL 268.37
			CHECK 268.37
06/01/94	01		14:33 0001 0605

TOTAL PAID 259.37



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56146
IDENTIF. & REFERENCE

94 JUN -1 PM 2:33

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

No. 797591