BOOK 9363 PAGE 865

BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,750.00

Timothy E. Kinzer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF May

Notary Public

MY COMMISSION EXPIRES: May 7, 1997
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy E. Kinzer	Leader Federal Bank for Savings	MAP 161-7
(NAME)	(NAME)	
525 Amalie Court	P. O. Box 2926	PARCEL 88
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN 38101-2926	
(CITY) (STATE) (ZIP)	(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, Betty N. Waddell and husband, Darrell W. Waddell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy E. Kinzer and wife, Jennifer F. Kinzer

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. 10 on the Plan of McMurray Woods Addition, Section 1, as of record in Book 4675, pages 6 and 7, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Betty N. Waddell and husband, Darrell W. Waddell by deed from Pete H. Francescon and wife, Teresa M. Francescon, of record in Book 8813, page 700, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

56268
IDENTIF. & REFERENCE

94 JUN -1 PM 3:56
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

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

unimproved ( )
This is improved (X) property, known as 525 Amalie Court, Nashville, TN 37211
(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 27th day of February 19 94

Betty N. Waddell
Betty N. Waddell

Darrell W. Waddell
Darrell W. Waddell

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 Betty N. Waddell

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at _____ this 25th day of February 1994.

Commission expires November 20, 1996

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 Darrell W. Waddell & wife, Betty N. Waddell 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 TN, this 25th day of February, 1994.

My Commission Expires: November 20, 1996

NOTARY PUBLIC

NOTARY PUBLIC
STATE OF TENNESSEE
Davidson County
LLOYD C. WEAVER
Commission Expires Nov. 20, 1996

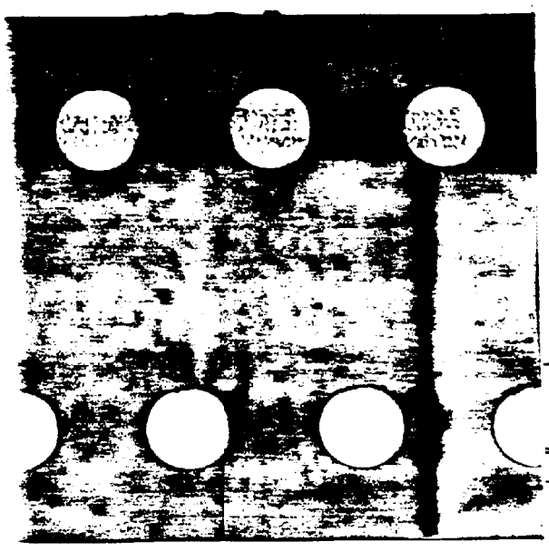
LLOYD C. WEAVER NOTARY PUBLIC MY COMMISSION EXPIRES NOVEMBER 20, 1996

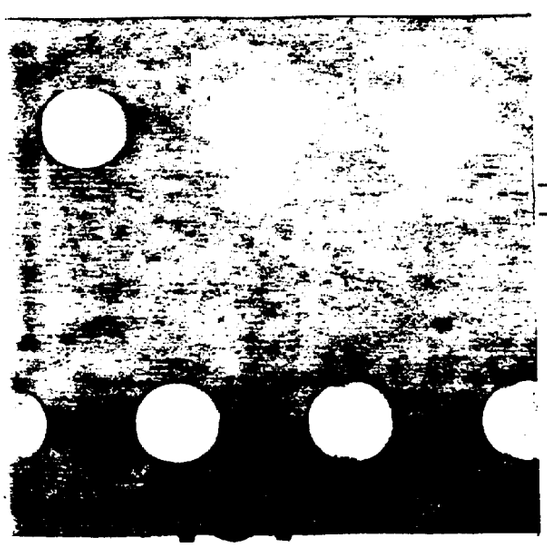
Warranty Deed from Betty N. Waddell and husband, Darrell W. Waddell, to. Timothy E. Kinzer and wife, Jennifer F. Kinzer.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

0731 06/01 0101 03CHECK

326-09





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9363 PAGE 867

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
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CANT 85750.00
				CON TX 317.09
				PRFEE 1.00
				WDEED 8.00
				TOTAL 326.09
				CHECK 326.09
06/01/94	01		15:56 0001	0731

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56268
IDENTIF. ↑ REFERENCE

94 JUN -1 PM 3:56
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 797714