G#94-6-10 BOX #19B

BOOK 9370 PAGE 749

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

Russell A. Simons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June 19 94

Peter Weiss
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
RUSSELL A. SIMONS	LEADER FEDERAL BANK FOR SAVINGS	MAP 155-08-0-B
(NAME)	(NAME)	
604 South Riverbend Court	P. O. Box 2926	PARCEL 070CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Memphis, TN 38101-2926	FB# 09D-80230
(CITY) (STATE) (ZIP)	(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, STEVEN C. BAUMWALD AND WIFE, DIANE S. BAUMWALD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUSSELL A. SIMONS AND WIFE, JANET E. SIMONS

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. 70 on the Plan of South Colony at Riverbend, Phase I, a Planned Unit Development, as of record in Book 6900, Page 271, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Steven C. Baumwald and wife, Diane S. Baumwald, by Deed from Fox Ridge Homes, Inc., of record in Book 8693, Page 56, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of the South Colony at Riverbend, of record in Book 7199, Page 119, Register's Office for Davidson County, Tennessee; By-Laws of the South Colony at Riverbend Homeowners' Association, Inc., of record in Book 7199, Page 135, and as amended in Book 7781, Page 645, said Register's Office; Restrictive Covenants of record in Book 5349, Page 921, in Book 6474, Page 354, and in Book 6486, Page 588, said Register's Office; dedication of open space to South Colony at Riverbend Homeowners' Association, Inc., of record in Book 7781, Page 637, said Register's Office; 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 Grantees herein.

THIS instrument is being executed in behalf of Steven C. Baumwald pursuant to a Power of Attorney executed by him on the 31st day of May, 1994, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 604 South Riverbend 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 our hand s this 6th day of June 19 94

STEVEN C. BAUMWALD
By: Steven C. Baumwald by Diane S. Baumwald
DIANE S. BAUMWALD, ATTORNEY-IN-FACT

Diane S. Baumwald
DIANE S. BAUMWALD

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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 DIANE S. BAUMWALD

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 Brentwood, Tennessee, this 6th day of June 19 94.

Commission expires 9/16/95

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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)

On this 6th day of June, 1994, before me personally appeared DIANE S. BAUMWALD, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of STEVEN C. BAUMWALD, and acknowledged that she executed the same as the free act and deed of the said STEVEN D. BAUMWALD.

Notary Public

My Commission Expires: 9/16/95

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

58346

IDENTIFICATION REFERENCE

94 JUN -7 AM 9:13

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

1178 06/07 0101 03CHECK

563.63

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

RECEIVED OF _____

FOR _____

BOOK 9370 PAGE 751

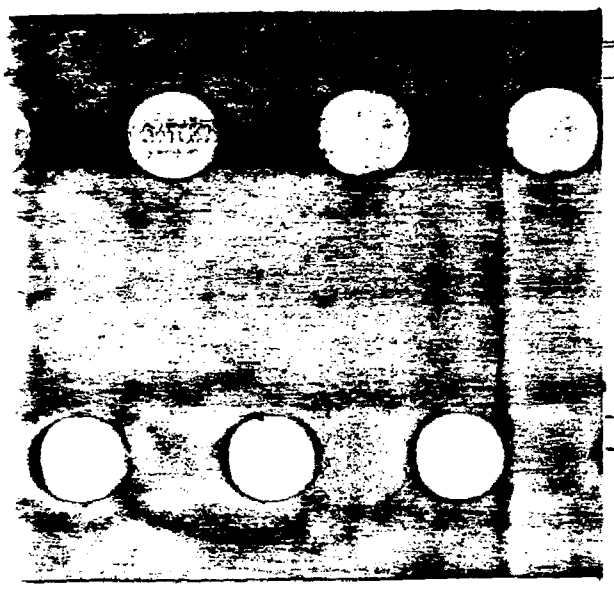
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

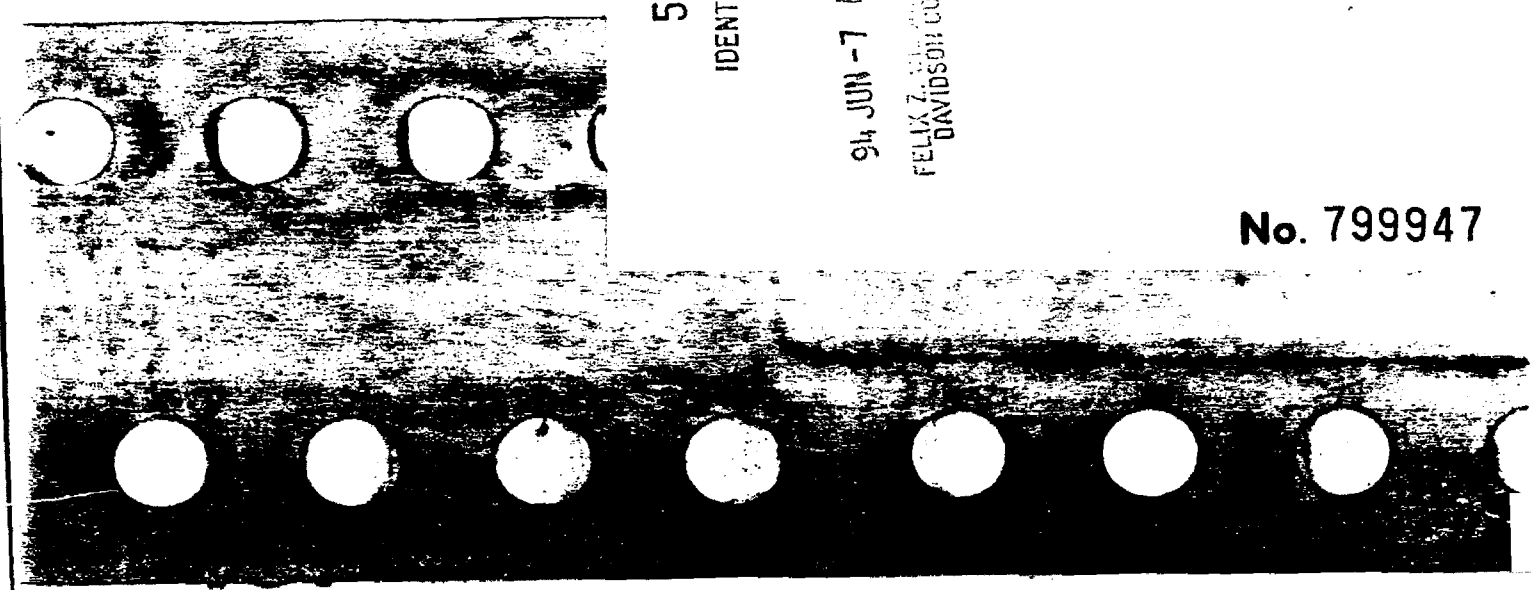
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				149900.00
			CON TX	554.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	563.63
			CHECK	563.63
06/07/94	01		09:15 0001	3178

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



5831346
IDENTIF. & REFERENCE

94 JUN -7 AM 9:13
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.



No. 799947