50-B

BOOK 9372 PAGE 583

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL NO.:
WILLIAM RANDOLPH BELL CATHY JEAN BELL 926 W. SHARPE AVE. NASHVILLE, TENNESSEE 37206	UNION PLANTERS NATIONAL BANK Mortgage Servicing Unit P. O. BOX 3137 MEMPHIS, TENNESSEE 38173	Map 82 - 4 Parcel 355

FOR AND IN CONSIDERATION of the sum of Twenty Seven Thousand and NO/100 ($ 27,000.00) Dollars, LEADER FEDERAL BANK FOR SAVINGS, a federally chartered banking association, has this day bargained and sold and does hereby transfer and convey unto WILLIAM RANDOLPH BELL and CATHY JEAN BELL, husband and wife, their successors, heirs and assigns, the following described real property in Davidson County, Tennessee:

Being the easterly one-half of Lot No. 39 on the Plan of the W.H. Hyronemus Addition, as of record in Book 161, Page 174, Register's Office, Davidson County, Tennessee.

SAID easterly one-half of Lot No. 39 fronts the southerly margin of West Sharpe Avenue and runs back between parallel line 168 feet to an alley.

Being the same property conveyed to LEADER FEDERAL BANK FOR SAVINGS, by Successor Trustee's Deed from Paul S. Parker, Successor Trustee, of record in Book 9319, page 333, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $ 27,000.00.

Subscribed and sworn to before me this the 26 day of 26th May, 1994.

Affiant

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JANUARY 28, 1998

94 JUN -8 AM 10:55

FELIX E. DELAUNTER, JR.
DAVIDSON COUNTY, TN

IDENTITY & REFERENCE

58972

This is improved property, known as 926 West Sharpe Avenue, Nashville, Davidson County, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said WILLIAM RANDOLPH BELL, his successors, heirs and assigns, forever.

The sale was advertised and made as Substitute Trustee only, without covenants or warranties of title, express or implied, subject to any matters of record, laws, ordinances and regulations, and further subject to any unpaid taxes or assessments owing on the property, and this conveyance is so made. This property is being sold AS IS, WHERE IS, without representations or warranties of any kind whatsoever, whether expressed or implied. Without limiting the foregoing, THIS PROPERTY IS BEING SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. FURTHER, THE UNDERSIGNED DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES AS TO THE ABSENCE OR PRESENCE OF HAZARDOUS SUBSTANCES ON OR UNDER THE PROPERTY AS DEFINED BY ANY ENVIRONMENTAL LAWS.

LEADER FEDERAL BANK FOR SAVINGS, covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered. LEADER FEDERAL

BANK FOR SAVINGS further covenant and bind its successors, assigns, and representatives to warrant and forever defend the title to said real estate to the said WILLIAM RANDOLPH BELL, his successors, heirs and assigns against the lawful claims of all persons, claiming the said real estate by, through or under LEADER FEDERAL BANK FOR SAVINGS, but no further nor otherwise.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FORM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, LEADER FEDERAL BANK FOR SAVINGS has caused its name to be signed hereto by it duly authorized officer this the 26 day of MAY, 1994.

LEADER FEDERAL BANK FOR SAVINGS

BY: R.B. Adams
ROBERT B. ADAMS,
VICE PRESIDENT

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert B. Adams, with whom I am personally acquainted and who acknowledged himself to be a Vice President, of Leader Federal Bank for Savings, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Leader Federal Bank for Savings, by himself as a Vice President of Leader Federal Bank for Savings.

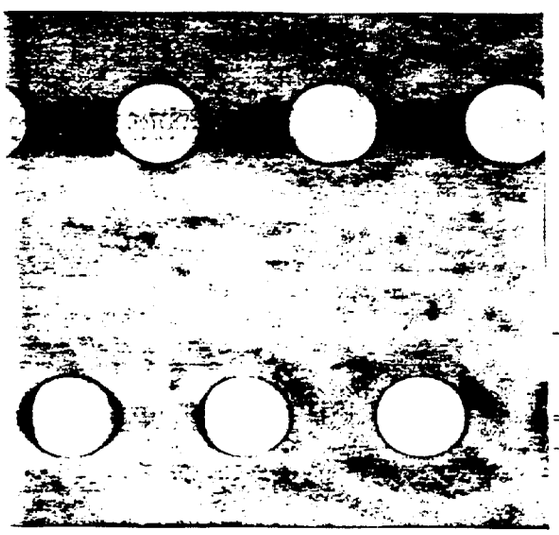
Witness my hand and seal, at office, in Memphis, Tennessee, this the 26 day of MAY, 1994.

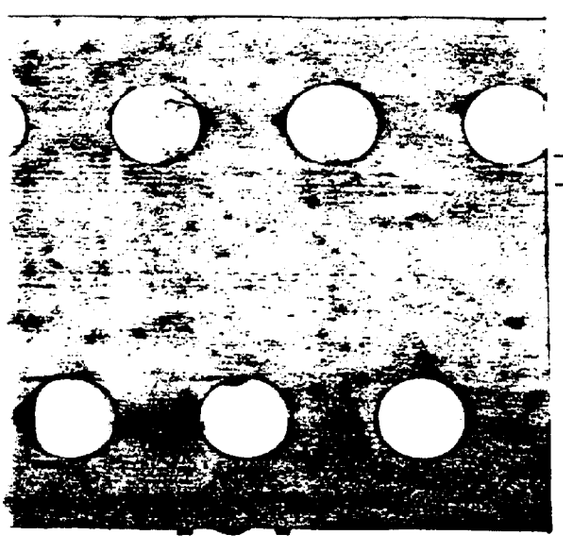
Mary E. Robinson
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES JANUARY 28, 1998

This instrument prepared by:
Paul S. Parker
Dodson, Parker & Behm
400 Realtors Building
306 Gay Street
P. O. Box 198806
Nashville, TN 37219-8806
(615) 254 - 2291

3853 06/08 0101 03CHECK 108.90





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

RECEIVED OF _____

FOR _____

BOOK 9372 PAGE 585

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 27000.00
CON TX 99.90
PRFEE 1.00
WDEED 8.00
TOTAL 108.90
CHECK 108.90

06/08/94 01 10:55 0001 3853

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58972
IDENTIFICATION REFERENCE

94 JUN -8 AM 10: 55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 800616