WARRANTY DEED

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THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#12544
File Box 38
First Title and Escrow Company, Inc.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THOMAS OWEN THOMSON	LEADER FEDERAL BANK FOR SAVINGS	Map 130-15
(NAME)	(NAME)	
4516 Wayland Drive	P.O. Box 2926	Parcel 71
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Memphis, Tennessee 38101	FB FH 5155
(CITY) (STATE) (P. O. 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, CHARLES RANDOLPH GOODRUM AND WIFE, MARGARET GAIL GOODRUM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS OWEN THOMSON AND WIFE, KATHERINE M. THOMSON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 3 on the Plan of Harpeth View Estates, as of record in Plat Book 1835, page 69, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles Randolph Goodrum and wife, Margaret Gail Goodrum by deed from T.R. Benning and Donna Benning of record in Book 7057, page 539, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes which have been prorated and assumed by the Grantees; (2) Easement of record in Book 6220, page 10; and (3) All matters appearing on the Plan of record in Plat Book 1835, page 69, said Register's Office.

64939
IDENTIF. & REFERENCE

94 JUN 27 AM 10:43
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0346 06/27 0101 03CHECK 545.50

unimproved ( )
This is improved (XX) property, known as 4516 Wayland Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of June, 19 94

Charles Randolph Goodrum
CHARLES RANDOLPH GOODRUM

Margaret Gail Goodrum
MARGARET GAIL GOODRUM

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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, CHARLES RANDOLPH GOODRUM AND WIFE, MARGARET GAIL GOODRUM with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 17th day of June, 19 94.

My commission expires 11/20/96 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19.

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Thomas Owen Thomson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 19 94

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM CHARLES RANDOLPH GOODRUM AND WIFE, MARGARET GAIL GOODRUM

TO THOMAS OWEN THOMSON AND WIFE, KATHERINE M. THOMSON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

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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

MAMT
145000.00
ERR CO
MAMT
145000.00-
CAMT
145000.00
CAMT
145000.00
CON TX 536.50
BNFEE BANK 1.00
WDEED 8.00
TOTAL 545.50
CHECK 545.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

64939
IDENTIF. & REFERENCE

94 JUN 27 AM 10:43
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

06/27/94 01 10:44 0001 0346

No. 807043