File Box 38
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 9406 PAGE 645

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

#12594

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CASSANDRA Y. BERNS (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 104-6
3103 Dudley Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 280
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	FB 21W5615

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, WILLIAM LEWIS AND JAMES R. GROSECLOSE, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CASSANDRA Y. BERNS, unmarried

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 the easterly 41 feet of Lot No. 80 and the westerly 18 feet of Lot No. 81 on the Plan of The Bransford Realty Company's West End Avenue Place, as of record in Plat Book 332, page 15, Register's Office for said County, described as follows:

Said parts of said lots front together 59 feet on the south side of Dudley Avenue and extend back between parallel lines 135 feet, more or less, to an alley.

Being the same property conveyed to William Lewis and James R. Groseclose as joint tenants with right of survivorship by deed from Dr. Howard Lynnes and wife, Barbara J. Lynnes of record in Book 9020, page 888, said Register's Office.

This conveyance is subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 332, page 15, said Register's Office.

70717

IDENTIF. & REFERENCE

94 JUL 13 PM 2:08

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

6566 07/13 0101 03CHECK 878.50

unimproved ( )
This is improved (XX) property, known as 3103 Dudley Avenue, Nashville, Tennessee 37203

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 7th day of July, 1994

William Lewis
WILLIAM LEWIS

JAMES R. GROSECLOSE

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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, JAMES R. GROSECLOSE with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 6th day of July, 19 94.

My commission expires 1-22-95 Notary Public Helen D. Scott

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM LEWIS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 7th day of July, 1994.

Helen D. Scott
Notary Public

My Commission Expires:
1-22-95

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 19 94.

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

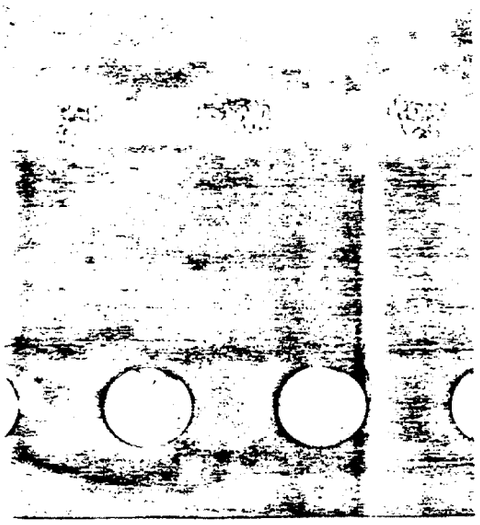
Notary Public

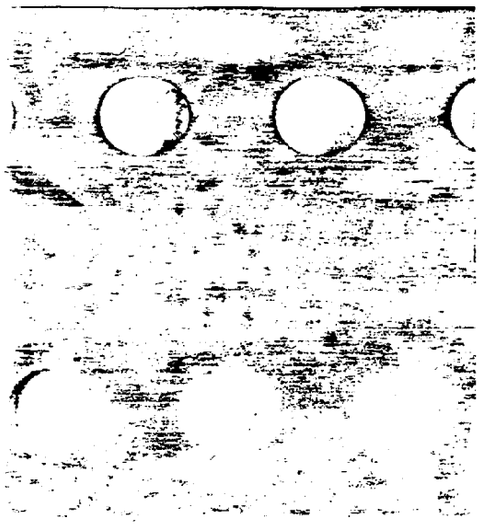
WARRANTY DEED

FROM WILLIAM LEWIS AND JAMES R. GROSECLOSE

TO CASSANDRA Y. BERNS

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

CAMT	235000.00
CON TX	869.50
PRFEE	1.00
WDEED	8.00
TOTAL	878.50
CHECK	878.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/13/94 01 14:08 0001 6566

70717
IDENTIF. & REFERENCE

94 JUL 13 PM 2:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 813174