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STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,900.00

Michael J. Flynn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 94

Notary Public

MY COMMISSION EXPIRES 4/8/97

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael J. Flynn (NAME)	Leader Federal Bank for Savings (NAME)	95-8-66
307 Tamworth Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	
Nashville TN 37214 (CITY) (STATE) (P.O. ZIP)	Memphis TN 38101-2926 (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, Norman Harold Timmons and wife, Barbara N. Timmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Flynn

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. 157 on the Plan of Eva-Mor Heights, Section Two, a plat of which is of record in Plat Book 1835, Page 30, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Norman Harold Timmons and wife, Barbara N. Timmons by Deed of record in Book 5040, Page 466, Register's Office for Davidson County, Tennessee.

The signature of Barbara N. Timmons is being affixed hereto by Norman Harold Timmons, attorney-in-fact under Power of Attorney being recorded simultaneously herewith. Barbara N. Timmons and Barbara Timmons are one and the same person.

The above legal description is the same as that contained in the previous deed of record.

Subject to any and all plats, easements, restrictions, and other matters of record.

unimproved (XX) This is improved ( ) property, known as 307 Tamworth Drive (House Number) (Street) Nashville TN 37214 (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. Whenever 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 my, hand(s) this 28th day of June, 19 94

Norman Harold Timmons
Norman Harold Timmons

Barbara N. Timmons by Norman Harold Timmons, attorney in fact
Barbara N. Timmons
under power of attorney.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Norman Harold Timmons

the bargainor, 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, Davidson, Tennessee, this 28th day of June, 19 94.

Commission expires 4/28/97

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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_____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

PICK-UP

Furnished by:

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

94 JUL 14 AM 11:19

IDENTIFICATION REFERENCE 70969

6834 07/14 0101 03CHECK 219.53

STATE OF TENNESSEE
COUNTY OF DAVIDSON

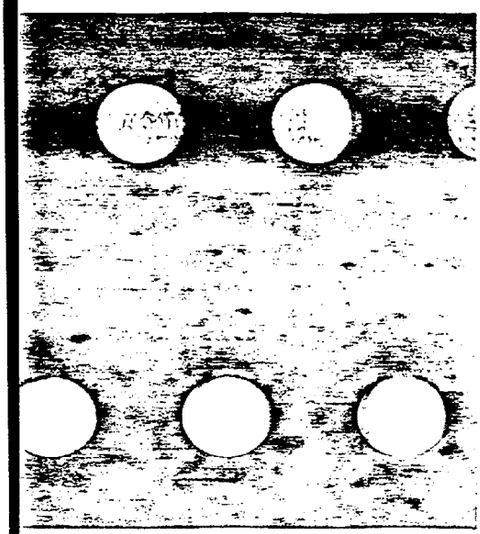
attorney in fact under power of attorney for Barbara Timmons

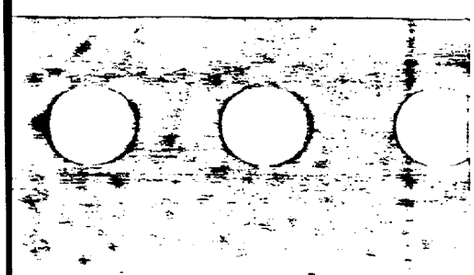
Personally appeared before me, Norman Harold Timmons, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact under power of attorney of the maker or a constituent of the maker and is authorized by the maker or by its constituent being authorized by the maker, to execute this instrument on behalf of the maker.

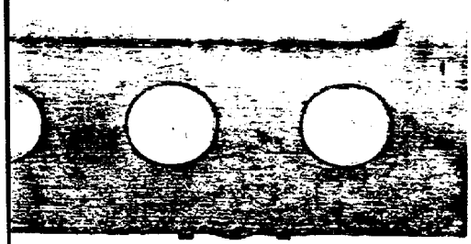
WITNESS my hand and official seal, at office, this 28th day of June, 1994.

My Commission Expires: 4/28/97

Notary Public







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 56900.00
CON TX 210.53
PRFEE 1.00
WDEED 8.00
TOTAL 219.53
CHECK 219.53

07/14/94 01 11:18 0001 6834

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70969
IDENTIF. ↑ REFERENCE

94 JUL 14 AM 11:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 813439