File Box 38
First Title and Escrow Company, Inc. **WARRANTY DEED**

BOOK 9412 PAGE 580

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

#12629

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SHERRY L. BROWN	LEADER FEDERAL BANK FOR SAVINGS	Map 95-11
(NAME)	(NAME)	
322 Woodberry Drive	P.O. Box 2926	Parcel 14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214	Memphis, Tennessee 38101	FN 3DZ-06025
(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, THOMAS MICHAEL BAUER AND JAMES GALBRAITH BAUER AND JUDITH BAUER WATTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHERRY L. BROWN , 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 Lot No. 77 on the Plan of Merry Oaks, as of record in Plat Book 1835, pages 67 and 68, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James G. Bauer and wife Anne Galbraith Bauer by deed from McFarland Heights, Incorporated, a Tennessee Corporation of record in Book 2014, page 23, said Register's Office. The said James G. Bauer having since died and Anne Galbraith Bauer having conveyed a one-sixth interest each to THomas Michael Bauer, James Galbraith Bauer and Judith Bauer Watts by quitclaim deeds of record in Book 8805, page 100 and Book 8843, page 824, said Register's Office. The said Anne Galbraith Bauer having since died.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantee, and (2) All matters appearing on the Plan of record in Plat Book 1835, pages 67 and 68, said Register's Office.

This is not the principal residence of the Grantor in the state of Tennessee.

94 JUL 20 AM 10: 11
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 72848

unimproved ( )
This is improved (XX property, known as 322 Woodberry Drive, Nashville, Tennessee 37214

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 15th day of July, 19 94

Thomas Michael Bauer by James Galbraith Bauer Attorney-in-fact
THOMAS MICHAEL BAUER
BY: JAMES GALBRAITH BAUER, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

James Galbraith Bauer
JAMES GALBRAITH BAUER

Judith Bauer Watts by James Galbraith Bauer Attorney-in-fact
JUDITH BAUER WATTS
BY: JAMES GALBRAITH BAUER, ATTORNEY-IN-FACT BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREW

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 9412 PAGE 581

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

~~JAMES GALBRAITH BAUER~~

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 15th day of July, 19 94.

My commission expires March 25, 1995 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 WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES GALBRAITH BAUER, with whom I am personally acquainted, 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 for the said THOMAS MICHAEL BAUER AND JUDITH BAUER WATTS and is authorized by the said THOMAS MICHAEL BAUER AND JUDITH BAUER WATTS to execute this instrument on their behalf.

Witness my hand, at Office, this 15th day of July, 1994.

My Commission Expires: March 25, 1995

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 19 94.

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

Notary Public

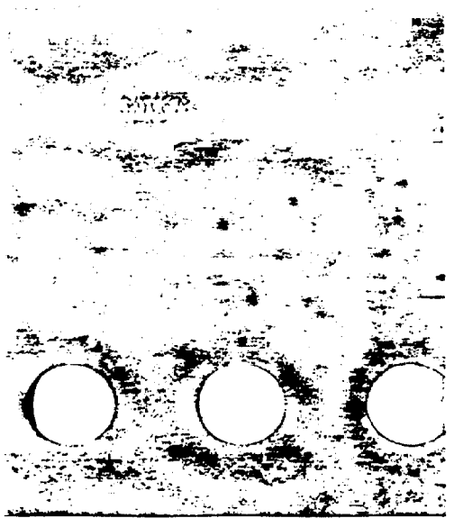
WARRANTY DEED

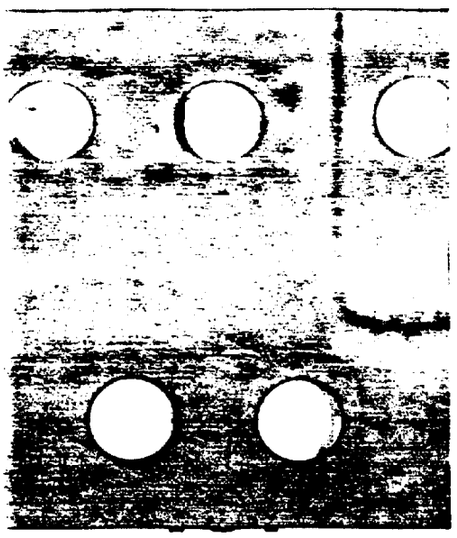
FROM THOMAS MICHAEL BAUER AND JAMES GALBRAITH BAUER AND JUDITH BAUER WATTS

TO SHERRY L. BROWN

8851 07/20 0101 03CHECK 288.35

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 _____

BOOK 9412 PAGE 582

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	75500.00
CON TX	279.35
PRFEE	1.00
WDEED	8.00
TOTAL	288.35
CHECK	288.35

07/20/94 01 10:11 0001 8851

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72848
IDENTIF. & REFERENCE

94 JUL 20 AM 10:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 815434