BOOK 9450 PAGE 797 BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF August 19 94

Notary Public

MY COMMISSION EXPIRES: May 25, 1996
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory S. Walden	Leader Federal Bank	MAP 118-10 #31
(NAME)	(NAME)	
816 Park Terrace	P.O. Box 2926	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Memphis, TN 38101-2926	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jeanne M. Foose and husband, Michael M. James

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory S. Walden, married

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 part of Lots Nos. 48 and 49 of Block "D" on the Map of Blocks "C" & "D" in Battlefield Estates, Section 2, of record in Book 974, Page 59, Register's Office for said County.

SAID lots 48 and 49 fronts together 60 feet on the northerly side of Park Terrace and run back 140 feet, more or less, on the easterly line and 160 feet, more or less, on the westerly line to the southerly line of Lot No 52 measuring 50 feet thereon.

INCLUDED in the above described Lots Nos. 48 and 49, but excluded from this conveyance is the following described parcel which was conveyed to the State of Tennessee by instrument fo record in Book 4343, page 681, Register's Office for said County.

BEGINNING at a point in the southerly boundary of Lot No. 52 at the corner of Lots Nos. 49 and 50 of said plane being 52 feet eastwardly from the east margin of Brookside Drive; thence with the said boundary of Lot No. 52 south 60 deg. 30' east 50 feet to the northwest corner of Lot No. 47 of said Plan; thence with the westerly boundary of Lot No. 47 south 16 deg. 15' west 20 feet to a point; thence north 51 deg. 19' 52 feet to the east line of Lot No. 50; thence with the said line north 20 deg. east 20 feet to the point of beginning, containing 997 square feet, more or less.

Being the same property conveyed to Jeanne M. Foose, a single person, by deed from Kenneth V. Stumpf and wife Deborah Jo Stumpf of record in Book 8137, page 530, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 816 Park Terrace, Nashville, TN 37204
(House Number) (Street) (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. 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.

Witness my/our hand S this 26th day of August, 19 94

Jeanne M. Foose

Jeanne M. Foose

Michael M. James

Michael M. James

First Data Systems, Inc

1-800-626-5427

BOX 15

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 Jeanne M. Foose and Husband, Michael M. James

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of August 19 94.

Commission expires May 25, 1996

Notary Public

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE TENNESSEE

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 upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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_____ .

My commission expires _____

Notary Public

3435 08/30 0101 03CHECK 316-10

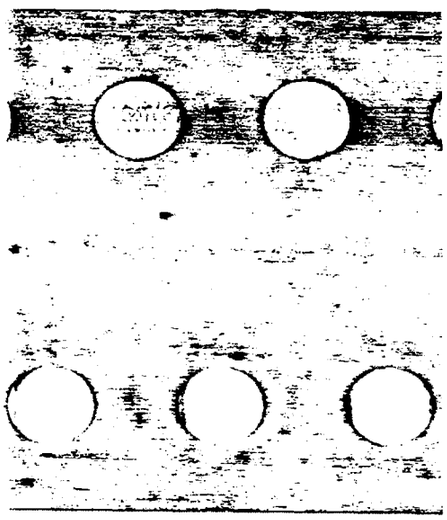
IDENTIF. & REFERENCE

94 AUG 30 PM 3:17

REGISTER'S OFFICE
DAVIDSON CO. TN.

Warranty Deed from Jeanne M. Foose, to Gregory S. Walden.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215



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

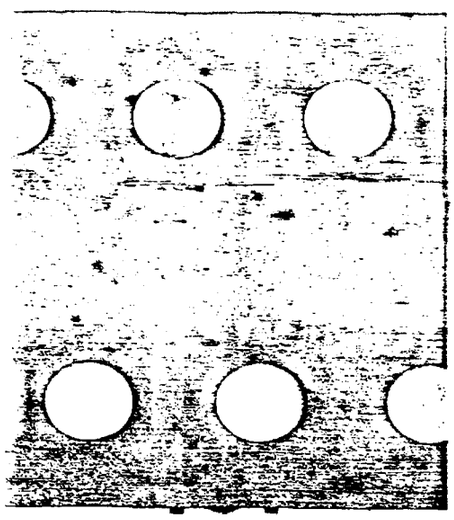
RECEIVED OF _____

FOR _____

BOOK 9450 PAGE 799

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 83000.00
CON TX 307.10
PRFEE 1.00
WDEED 8.00
TOTAL 316.10
CHECK 316.10

08/30/94 01 15:17 0001 3435

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86266
IDENTIF. & REFERENCE

94 AUG 30 PM 3:17

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 829825