[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Alma Kaiser]	Leader Federal Bank for Savings]	MAP and PARCEL]
[Grace B. James]	Attn: Tax Dept.]	]
[1906 Riverside Drive]	158 Madison Ave.]	72-11-386]
[Nashville, TN 37216]	Memphis, TN 38103]	]

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Lee Roy Sharpe and Thelma H. Sharpe, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Alma Kaiser, unmarried, and Grace B. James, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 197 and the south three feet of Lot No. 196 on the Plan of Waters Place, as of record in Book 332, Pages 136 and 137, Register's Office for said County.

Said lot and part of said lot adjoin and front together 53 feet on the west side of Riverside Drive and run back between parallel lines 160 feet to an alley in the rear.

Being the same property conveyed to Lee Roy Sharpe and wife, Thelma H. Sharpe, by deed from Stanford Hills Company, a Tennessee Corporation, of record in Book 3429, Page 357, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1906 Riverside Drive, Nashville, TN 37216.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 332, Page 136 and 137, said Register's office and all matters therein.

[STATE OF TENNESSEE
[COUNTY OF Davidson
[The actual consideration or value, whichever is greater for this
[transfer is $79,900.00
[
[Alma Kaiser
Affiant
[Subscribed and sworn before me this 8th day of September, 1994.
[Lisa A. Jones
[My Commission Expires: 10-14-96 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **8th** day of **September, 1994.**

X Lee Roy Sharpe
Lee Roy Sharpe

X Thelma H. Sharpe
Thelma H. Sharpe

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Lee Roy Sharpe and Thelma H. Sharpe, husband and wife** , with whom I am personally acquainted, or who 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 **8th** day of **September, 1994.**

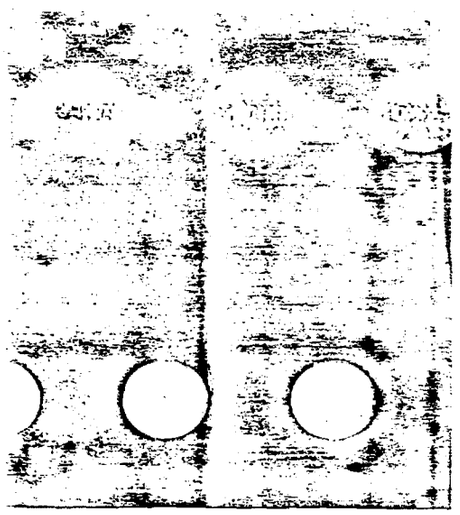
Lisa A Lane
Notary Public
My Commission Expires: 12-14-96

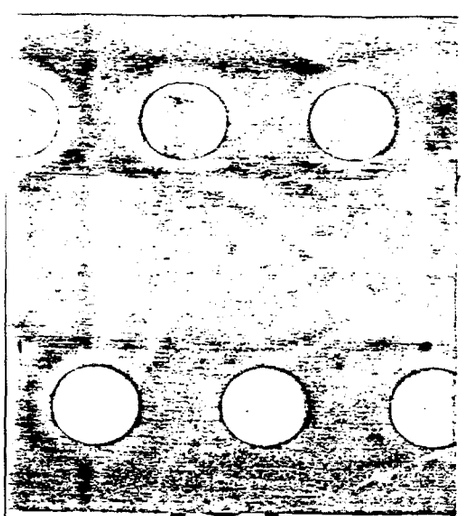
File No. 9408-315

09372
IDENTIFICATION REFERENCE

94 SEP -9 AM 10:16
FELIX E. DUNCAN REGISTER
DAVIDSON COUNTY, TN.

6776 09/09 0101 03CHECK 304.63





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

RECEIVED OF _____

FOR _____

BOOK 9460 PAGE 648

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	79900.00
			CON TX	295.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	304.63
			CHECK	304.63
09/09/94	01		10:15 0001	6776

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89372 IDENTIF. & REFERENCE

94 SEP -9 AM 10: 16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 833127