File Box 38
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 9485 PG 130

#12762

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ERIC VAN MORRIS (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 117-5
3620 Hampton Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 57
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	FB 7DA24220

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, WHITSON LOWE AND WIFE, SANDRA LOWE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIC VAN MORRIS AND WIFE, TRUDY LYNN MORRIS

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. 23 on the Plan of Henry Sperry Subdivision, as of record in Plat Book 974, page 21, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Whitson Lowe and wife, Sandra Lowe by deed from Charles F. Maquire and wife, Roberta M. Maquire of record in Book 8397, page 590, said Register's Office.

This conveyance is made subject to: (1) Easements of record in Book 3944, page 91; and (2) All matters appearing on the Plan of record in Plat Book 974, page 21, said Register's Office.

97155
IDENTIF. & REFERENCE

94 OCT -5 AM 10:59
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5160 10/05 0101 03CHECK 1246.65

unimproved ( )
This is improved (XX) property, known as 3620 Hampton Avenue, Nashville, Tennessee 37215

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 29th day of September, 19 94

Whitson Lowe
WHITSON LOWE

Sandra Lowe
SANDRA LOWE

BOOK 9485 PG 131

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WHITSON LOWE AND WIFE, SANDRA LOWE

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

Witness my hand at office, this 29th day of September, 19 94.

My commission expires 3-2-98 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 Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 334,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 19 94

MY COMMISSION EXPIRES: 1-22-96 (AFFIX SEAL)

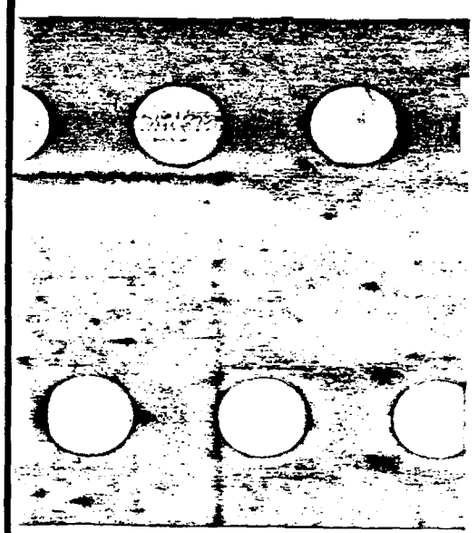
Notary Public

WARRANTY DEED

FROM WHITSON LOWE AND WIFE, SANDRA LOWE

TO ERIC VAN MORRIS AND WIFE, TRUDY LYNN MORRIS

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

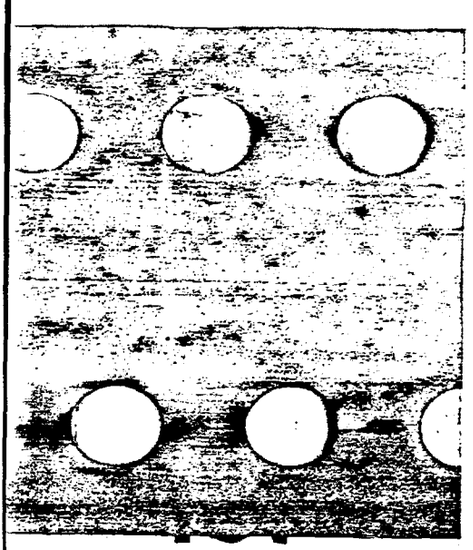
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9485 PG 132

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
	334500.00
CON TX	1237.65
PRFEE	1.00
WDEED	8.00
TOTAL	1246.65
PAID	1246.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/05/94 01 10:58 0001 5160

97155
IDENTIF. # REFERENCE

94 OCT -5 AM 10:59

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

No. 841397