BOOK 9545 PG 348

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: January 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Trentham, Attorneys at Law, P.O. Box 1369, Brentwood, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin T. Hagan (NAME)	Leader Federal Bank for Savings (NAME)	
2602 Westwood Avenue (ADDRESS)	P. O. Box 2926 (ADDRESS)	104-15-0-288.00
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2926 (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, Annette Hoffman Tinnin and husband, Charles W. Tinnin, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin T. Hagan and wife, Lee Anne Hagan

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 the westerly 100 feet of the easterly 160 feet of the southerly half of Lot No. 37 on the Plant of Belair, as of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 37 fronts 100 feet on the northerly side of Westwood Avenue and runs back between parallel lines 192 feet to a dead line.

Being the same property conveyed to William D. Mackenzie and wife, Eula B. Mackenzie by deed from Jennie Belk Thompson and Margaret Thompson, of record in Book 2693, page 559, Register's Office for Davidson County, TN. William D. Mackenzie predeceased Eula B. Mackenzie, who died December 10, 1988. By will in Will Book 44, page 462, Sumner County Court Clerk's Office, subject property was devised to Robert H. Horsley and wife, Kathryn H. Horsley. Robert H. Horsley predeceased Kathryn H. Horsley, who died July 15, 1994. By will filed in Sumner Probate Docket No. 94P-171, subject property was devised to Annette Hoffman Tinnin.

This description is the same used in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 2602 Westwood Avenue, Nashville, TN 37212
(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 hand this 14th day of December 19 94

Annette Hoffman Tinnin

Annette Hoffman Tinnin

Charles W. Tinnin, Jr.

Charles W. Tinnin, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9545 PG 349

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annette Hoffman Tinnin
Charles W. Tinnin, Jr.

the bargainor _____, 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 Brentwood, Tennessee, this 14th day of December 19 94

Commission expires January 27, 1996

_____
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 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

IDENTIFICATION REFERENCE

17128

94 DEC 14 AM 11: 13

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2966 12/14 0101 03CHECK

527.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

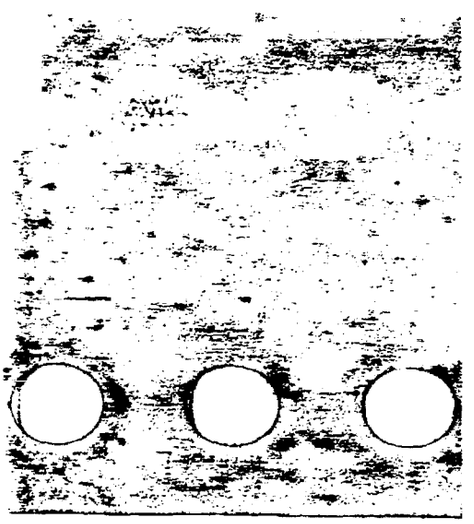
RECEIVED OF _____

FOR _____

BOOK 9545 PG 350

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

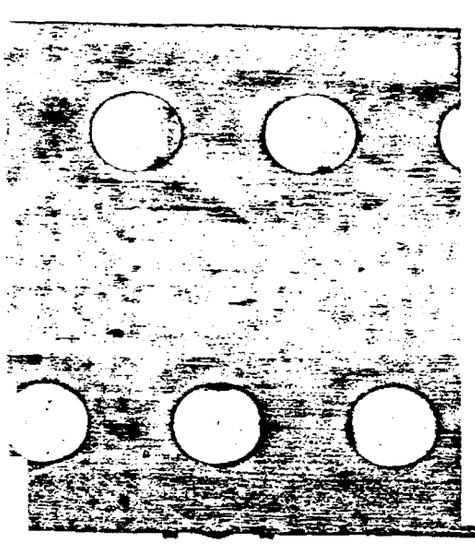
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 140000.00
CON TX 518.00
~~PRFEE 1.00~~
~~MTGTX 8.00~~
TOTAL 527.00
CHECK 527.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/14/94 01 11:14 0001 2966



17128
IDENTIF. ↑ REFERENCE

94 DEC 14 AM 11:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 862926