This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9570 PG 788

ADDRESS NEW OWNER:
Victoria F. Holden
3057 Casa Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Leader Federal Bank for Savings
P.O. Box 2926
Memphis, Tennessee 38101-2926

MAP AND PARCEL:
MAP 108-3
GROUP
PARCEL 68

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Terry E. Woodworth and wife, Maryanna Woodworth, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Victoria F. Holden, hereinafter called the Grantee, her 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. 50-A, Zone Lot Division, Lots 49 and 50, Resubdivision of Lots 35 and 42-50, Section Five, Patio Villa, of record in Book 6250, page 451, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Terry E. Woodworth and wife, Maryanna Woodworth, by deed from Metropolitan Federal Savings and Loan Association, of record in Book 7838, page 444, Register's Office for Davidson County, Tennessee.

This is improved property known as 3057 Casa Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Davidson County taxes;

2. All matters shown on the Plan of record in Book 6250, page 451, Register's Office for Davidson County, Tennessee; and

3. Restrictive Covenants contained in instrument of record in Book 6199, page 70, and in Book 7266, page 827, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Victoria F. Holden, her heirs and assigns, forever; and we, Terry E. Woodworth and wife, Maryanna Woodworth, do covenant with the said Grantee 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

Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 9th day of January, 1995.

Terry E. Woodworth by Becky Thomas,
Attorney-in-Fact

Maryanna Woodworth by Becky Thomas,
Attonrey-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Becky Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed on behalf of Terry E. Woodworth and wife, Maryanna Woodworth as their Attorney-in-Fact as the free act and deed of the within named Terry E. Woodworth and wife, Maryanna Woodworth. Witness my hand and official seal at Nashville, Tennessee, this the 9th day of January, 1995.

NOTARY PUBLIC

My Commission Expires: 11-20-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 45,900.00.

AFFIANT

Subscribed and sworn to before me
this 9th day of January, 1995.

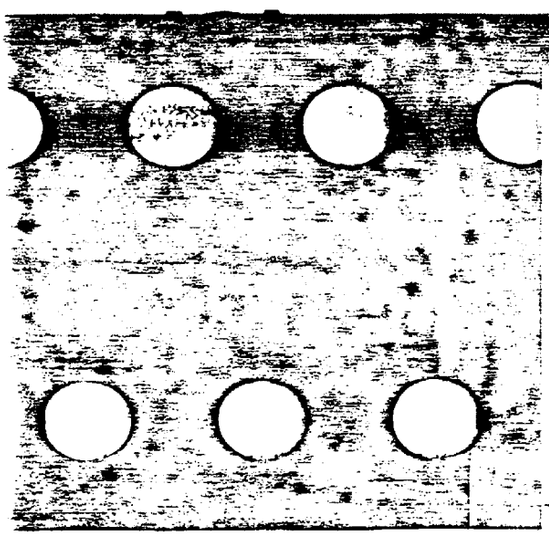
NOTARY PUBLIC

My Commission Expires: 11-20-96

25201
IDENTIF. & REFERENCE

95 JAN 13 AM 10:38
REGISTER
DAVIDSON COUNTY, TN.

1879 01/13 0101 03CHECK 178.83



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9570 PG 790

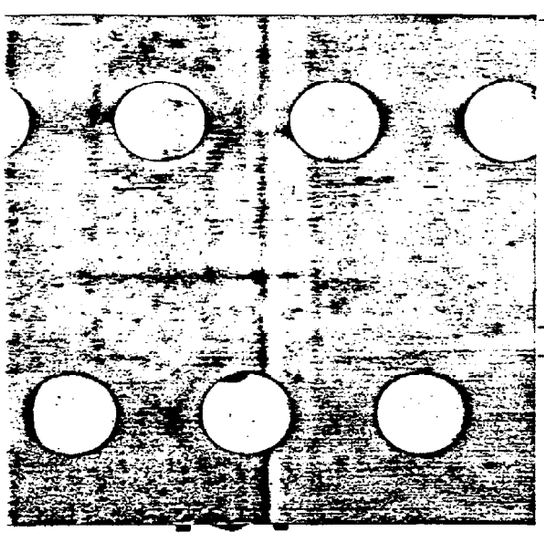
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 45900.00
CON TX 169.83
PRFEE 1.00
WDEED 8.00
TOTAL 178.83
CHECK 178.83

01/13/95 01 10:38 0001 1879

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



25201
IDENTIF. # REFERENCE

95 JAN 13 AM 10: 3

REGISTER
DAVIDSON COUNTY, TE

No. 871719