File Box 38
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 9574 PG 658

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

#12951

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PAUL JACKSON WILLS (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	127-11
8167 Highway 70 South (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1860 (STREET ADDRESS)	1
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101-1860 (CITY) (STATE) (ZIP)	9D3088

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, DENNIS B. DIGBY, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL JACKSON WILLS AND WIFE, LYNNE BATSON WILLS

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. 8 on the Plan of Section 1 Merrymount Acres, as of record in Plat Book 3700, page 17, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Dennis B. Digby and Donna M. Digby by deed from James E. Parman and wife, Mary Cole Parman of record in Book 5097, page 498,* said Register's Office. Dennis B. Digby and Donna M. Digby have since divorced by final decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 90D1546, dated 9/11/90. Donna M. Digby, being one and the same as Donne Jean McCall Digby, having conveyed her interest to Dennis Berry Digby, being one and the same as Dennis B. Digby, by quitclaim deed of record in Book 9574 page 657, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 3700, page 17, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated August 18, 1986, in the original principal sum of $76760.00, payable to Leader Enterprises, Inc. in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6961, page 891 ,said Register's Office.

*corrected in Book 9574, page 155

unimproved ( )
This is improved (XX property, known as 8167 Highway 70 South, Nashville, Tennessee 37221

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 18th day of January, 19 95

Dennis B. Digby

DENNIS B. DIGBY

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 9574 PG 659

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENNIS B. DIGBY with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 18th day of January, 19 95.

My commission expires 11-23-98 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 _____

95 JAN 19 PM 1:52

26653

IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 19 95

MY COMMISSION EXPIRES: 11-23-98 Notary Public
(AFFIX SEAL)

WARRANTY DEED

FROM

DENNIS B. DIGBY

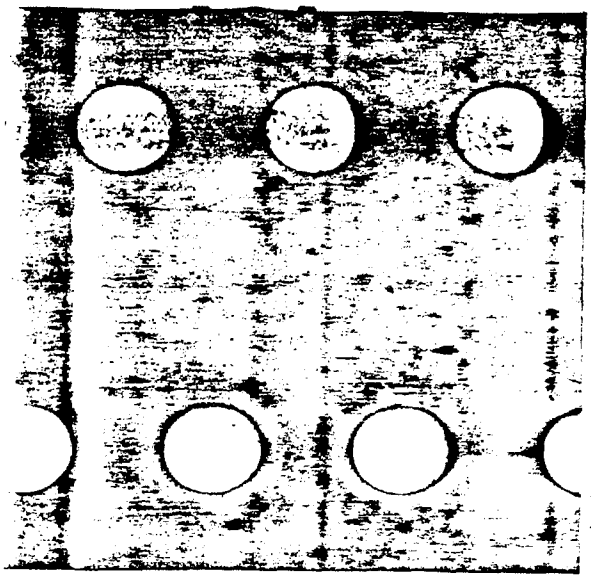
TO

PAUL JACKSON WILLS AND WIFE,
LYNNE BATSON WILLS

95 JAN 19 0101 RECEIVED 342.00

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

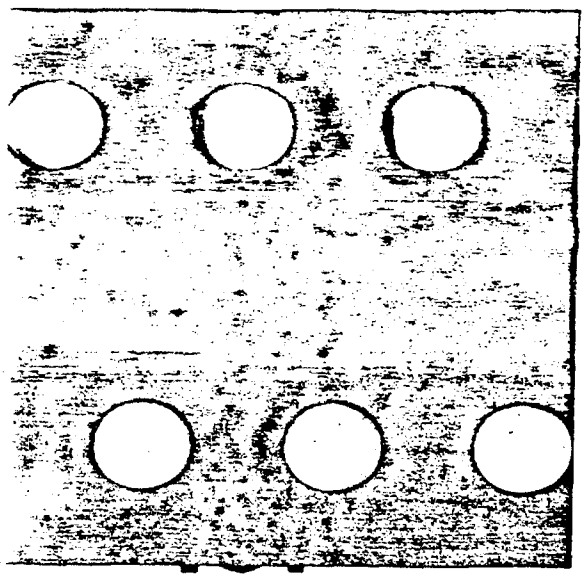
RECEIVED OF _____

FOR _____

BOOK 9574 PG 660

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/19/95 01 13:52 0001 3554

26653
IDENTIF. # REFERENCE

95 JAN 19 PM 1:52

REGISTER
DAVIDSON COUNTY, TN.

No. 873376