File Box 9B
First Title and Escrow Company, Inc. File #13009

WARRANTY DEED

BOOK 9606PG850

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 19 95

Notary Public

MY COMMISSION EXPIRES: 7-26-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard William Warren (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	MAP 118-140
3537 Pleasant Valley Road (ADDRESS)	158 Madison Avenue (ADDRESS)	PAR 123
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38103 (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, Scott Saunders and wife, Susan Saunders and Roger Church and wife, Sara P. Church

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEONARD W. WARREN AND WIFE, LAURA G. WARREN

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 Lot No. 49, on the Map of Longview Manor, Sections One and Two of record in Book 1424, page 127, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan Saunders and Roger Church by deed from Donald Glenn Murray and Joseph W. Murray of record in Book 9552, page 640, said Register's Office.

Scott Saunders and Sara P. Church join in signing this Warranty Deed to convey any and all marital rights they may have in subject property.

This conveyance is subject to any and all easements and restrictions of record.

38020

IDENTIFICATION REFERENCE

93 MAR -1 AM 9:40

DAVIDSON COUNTY, TN.

5959 03/01 0101 03CHECK 589.90

unimproved ( )
This is improved (X) property, known as 3537 Pleasant Valley Road, Nashville, Tennessee 37204
(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 our hand s this 23rd day of February 19 95

Scott Saunders

Scott Saunders

Roger Church

Roger Church

Susan Saunders

Susan Saunders

Sara P. Church

Sara P. Church

BOOK 9606 PG 851

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Saunders and Roger Church

the bargainor s, 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 Nashville, Tennessee, this 23rd day of February, 19 95

Commission expires 7-26-97

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott Saunders, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and offical seal at Nashville, Tennessee, this 23rd day of February, 1995.

My Commission Expires:

7-26-97

Notary Public

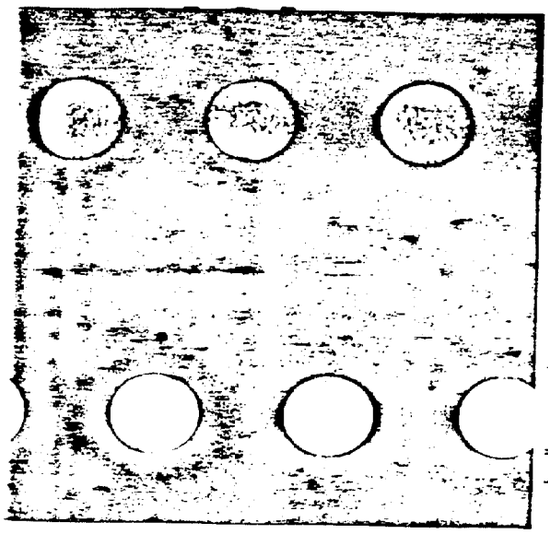
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sara P. Church, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February, 1995.

My Commission Expires:

7-26-97

Notary Public



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

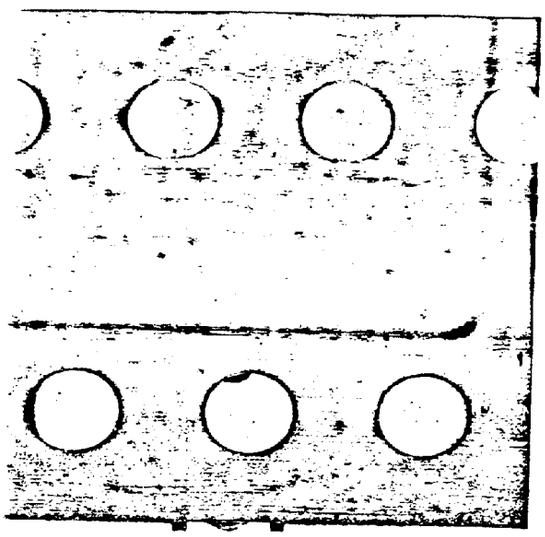
RECEIVED OF _____

FOR _____

BOOK 9606 PG 852

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 157000.00
CON TX 580.90
PRFEE 1.00
WDEED 8.00
TOTAL 589.90
CHECK 589.90

03/01/95 01 09:41 0001 5959

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38020
IDENTIF. & REFERENCE

95 MAR -1 AM 9:40

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 885618