27-G

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Timothy Lynn Clark]	Leader Federal Bank for Savings]	MAP and PARCEL]
[4852 Cascade Drive]	Attn: Tax Dept.]	64-8-6]
[Old Hickory, TN 37138]	158 Madison Avenue]	]
	Memphis, TN 38103]	

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 9612 PG 237

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ernest McGee, unmarried, and Ann McGee, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Timothy Lynn Clark, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

BEING Lot No. 299 on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Also included in this conveyance is a tract of land in the Second, formerly the Fourth, Civil District of Davidson County, Tennessee, and adjoining on the west side, Lot 299 of Sherwood Forest, as recorded in Book 4460, page 183, Register's Office for Davidson County, Tennessee, and being more fully described as follows:

This tract shall be bounded on the east by said Lot 299 and on the north by the prolongation of said lot's north line, westwardly 38 feet, more or less, to a tree and fence row, on the south by the prolongation of the south line of said lot westwardly 38 feet, more or less, to a fence and tree row and on the west by a fence and tree row measuring 90 feet, more or less, thereon. This tract has an area of 3,420 square feet, more or less.

BEING the same property conveyed to Ernest McGee and wife, Ann McGee by deed from James B. Hammond and Betty M. Hammond of record in Book 7872, Page 996, Register's Office, Davidson County, Tennessee. See also quitclaim deed of record in Book 9380, Page 977, said Register's Office.

The said Ernest McGee is one and the same person as Ernest Ray McGee. The said Ann McGee is one and the same person as Ann Gillie McGee. The said Ernest McGee and Ann McGee are now divorced and grantors herein warrant that their current marital status is "unmarried".

This is property with a common address of 4852 Cascade Drive, Old Hickory, TN 37138.

39725
IDENTIF. & REFERENCE

95 MAR -6 PM 2:35
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7810 03/06 0101 03CHECK 286.50

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 4460, Pages 182-183, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 4704, Page 448, said Register's office.

BOOK 9612 PG 238

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is ~~$78,000.00~~ $75,000.00.]
[ ]
[Affiant]
[Subscribed and sworn before me this 28th day of February, 1995.]
[ ]
[My Commission Expires: 2/25/97 Notary Public]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **28th** day of **February, 1995.**

Ernest McGee
Ernest McGee

Ann McGee
Ann McGee

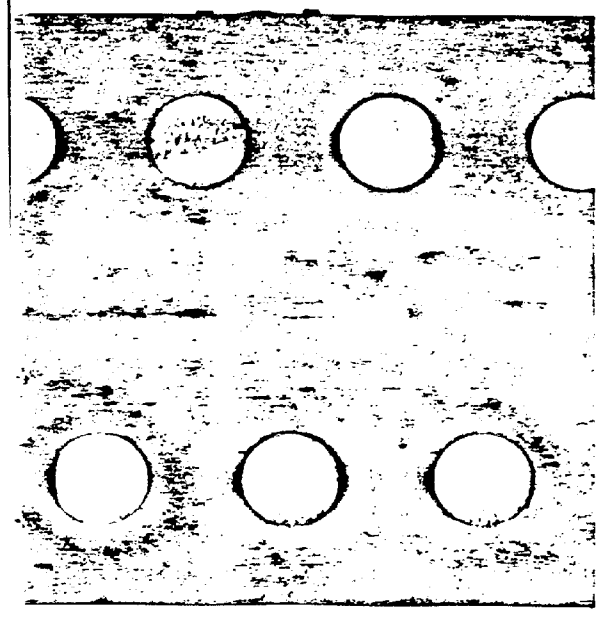
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Ernest McGee, unmarried, and Ann McGee, unmarried** , with whom I am personally acquainted, or who 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 **28th** day of **February, 1995.**

Notary Public
My Commission Expires: 5/23/98

File No. 9502-068



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

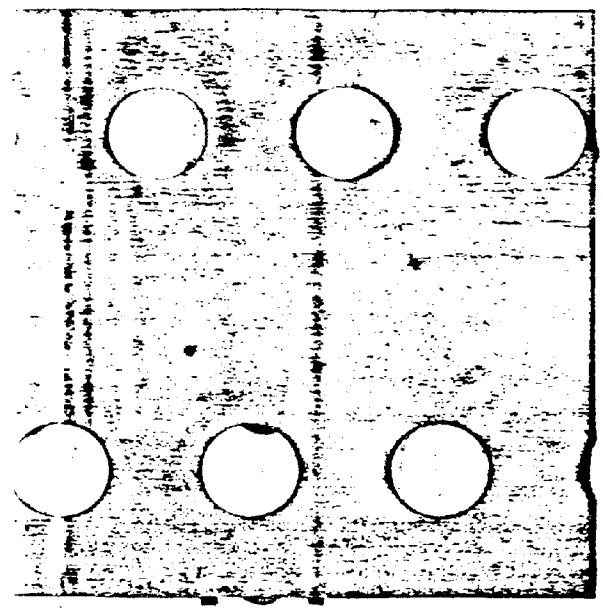
RECEIVED OF _____

FOR _____

BOOK 9612 PG 239

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/06/95 01 14:35 0001 7810

39725
IDENTIF. ↑ REFERENCE

95 MAR -6 PM 2:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 887450