WARRANTY DEED

BOOK 9618 PG 302

Address New Owner:	Send Tax Bills To:	Map and Parcel Nos.:
Eddie C. Rhodman and Candace Battle Rhodman 4005 Enchanted Way Nashville, TN. 37218	Leader Federal Bank For Savings P. O. Box 1860 Memphis,TN.38101-1860	Map 69-02 Par. 113 FB13DA-69127

FOR AND IN CONSIDERATION of Ten Dollar ($10.00), and other good and valuable consideration, including assumption by GRANTEES of a mortgage indebtedness owed to Leader Federal Bank, as of record in Book 9142, Page 106, Register's Office for Davidson County, Tennessee, We, JOHN E. HOWLETT III and DEBORAH HOWLETT ANDERSON, sole next of kin and heirs at law of John E. Howlett Jr., deceased, have bargained and sold, and by these presents do transfer and convey unto EDDIE C. RHODMAN and wife, CANDACE BATTLE RHODMAN, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> BEING Lot No. 5 on the Plan of Enchanted Hills, Section 13C, of record in Book 6900, page 713, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to John E. Howlett, Jr. and wife, Marlene Howlett, by deed from Americo Properties, Inc., a Tennessee Corporation, of record in Book 7785, page 689, Register's Office for Davidson County, Tennessee; the said John E. Howlett and wife, Marlene Howlett, having since died and leaving the above property to John E. Howlett III and Deborah Howlett Anderson as their sole next of kin and heirs at law.

This is improved property known as 4005 Enchanted Way, Nashville, Tennessee 37218.

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.

Whenever 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 TESTIMONY WHEREOF, the GRANTORS have hereunto set their signatures, this 6th day of March, 1995.

JOHN E. HOWLETT III

DEBORAH HOWLETT ANDERSON

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 JOHN E. HOWLETT III, 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 official seal at Nashville, Tennessee, this 2nd day of March, 1995.

Jacqueline Orr Wiggins
NOTARY PUBLIC

JACQUELINE ORR WIGGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 1-27-96

My Commission Expires Jan. 27, 1996

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEBORAH HOWLETT ANDERSON, 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 RANCHO CUCAMONGA, California, this 9TH day of MARCH, 1995.

Sally M Berg
NOTARY PUBLIC

My commission expires: 7-14-95

SALLY M. BERG
COMM. #930365
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My Comm. Expires July 14, 1995

0225 03/14 0101 03CHECK 486.30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $129,000.00.

Candace Battle Rhodes
AFFIANT

SWORN to and subscribed before me, this 6th day of March, 1995.

Jacqueline Orr Wiggins
NOTARY PUBLIC

JACQUELINE ORR WIGGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 1-27-96

My Commission Expires Jan. 27, 1996

41900
IDENTIFICATION REFERENCE

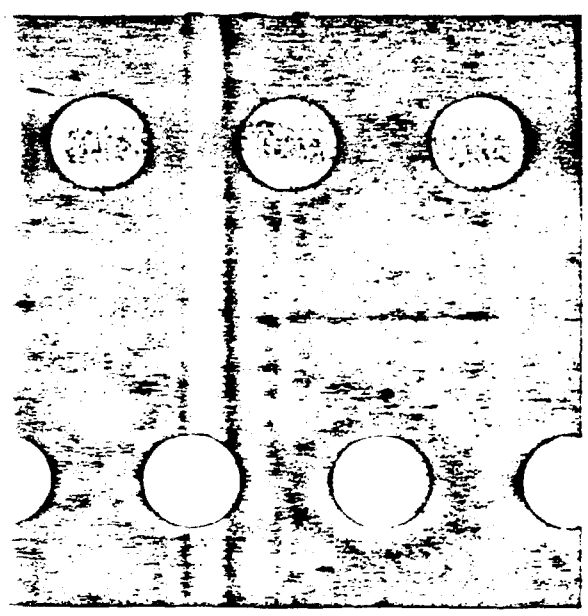
95 MAR 14 PM 1:55

PICK-UP

THIS INSTRUMENT PREPARED BY:

Julian W. Blackshear, Jr.
Attorney at Law
Fifth Floor, 208 Third Avenue, North
Nashville, Tennessee 37201

c:wd\deeds\wdHowlet



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

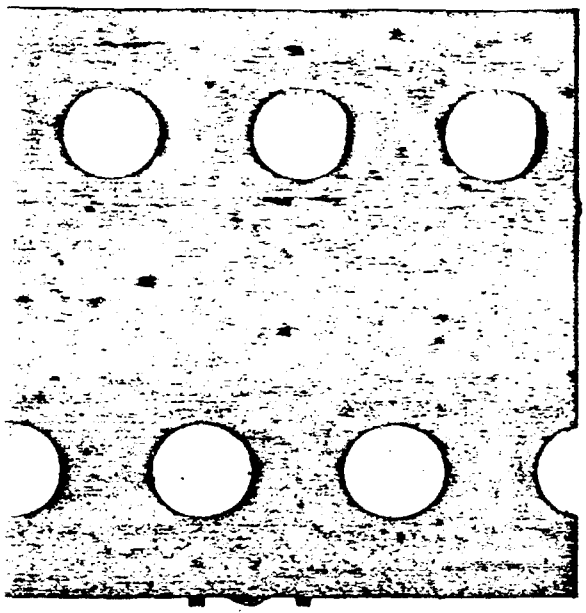
RECEIVED OF _____

FOR _____

BOOK 9618 PG 304

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
129000.00
DDN TX 477.30
PRFEE 1.00
WDEED 8.00
TOTAL 486.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 486.30

03/14/95 01 12:56 0001 0225

41900
IDENTIF. & REFERENCE

95 MAR 14 PM 12:55
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 889825