PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36274 BOOK 9657 PG 938
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Timothy P. McComas 920 Cantrell Avenue Nashville, Tennessee 37215	Leader Federal Bank for Savings 158 Madison Avenue Memphis, Tennessee 38101-0275

TAX MAP-PARCEL NUMBERS: 117-05-024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Douglas K. Yoder as Executor with full power and authority to sell, transfer and convey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Timothy P. McComas and spouse, Barbara Gay hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 54 on the plan of Woodmont Park Subdivision, of record in Book 547, Page 148, Register's Office for said County.

SAID Lot No. 54 fronts 100 feet on the easterly margin of Cantrell Avenue and extends back 248.2 feet on the northerly line and 255.2 feet on the southerly line to a dead line in the rear, measuring 100.2 feet thereon.

BEING the same property conveyed to Marcella Yoder, unmarried, by deed from Marjorie S. Kochtitzky and husband, Marse Kochtitzky, of record in Book 7134, Page 804, and re-recorded in Book 7181, Page 275 said Register's Office. The said Marcella Yoder has since died. The will of Marcella M. Yoder of record in Will Book 190, Page 314, Probate Court Clerk's Office for Davidson County, Tennessee, appointed Douglas K. Yoder as Executor, with full power and authority to sell, transfer and convey.

This is improved property, known as: 920 Cantrell Avenue, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26 day of April, 1995.

BOOK 9657 PG 939

Douglas K. Yoder, Executor

State of Michigan
County of Emmet

On this 26 day of April, 1995, before me the undersigned authority, personally appeared **Douglas K. Yoder**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

JENNIFER J. MARIHUGH NOTARY PUBLIC EMMET COUNTY, MICHIGAN

My Commission Expires: _____

Notary Public

JENNIFER J. MARIHUGH
Notary Public, Emmet County, Michigan
My Commission Expires September 13, 1998

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 162500.00

Affiant

Sworn and subscribed before me on the 27th day of April, 1995.

Notary Public

My Commission Expires: _____

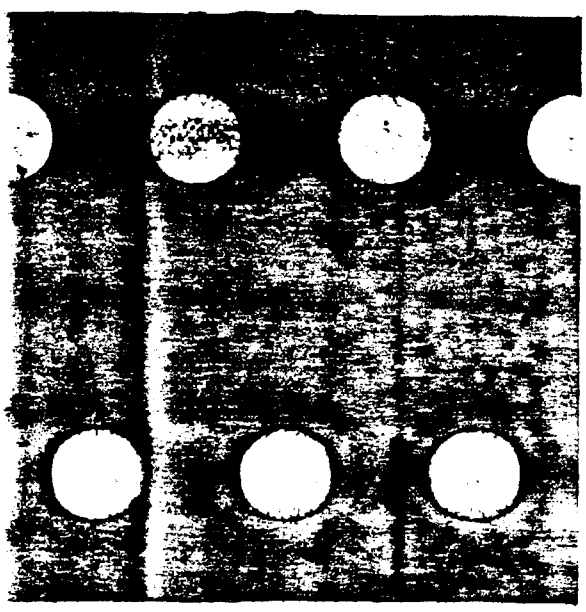
CHRISTY WILKINS WEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires 9/16/95

55930
IDENTIF. & REFERENCE

95 APR 28 PM 2:12
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5675 04/28 0101 03CHECK 610.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

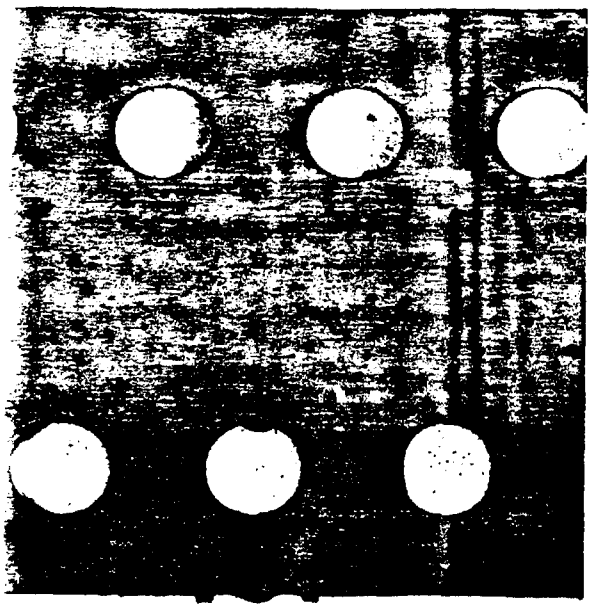
FOR _____

BOOK 9657 PG 940

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
162500.00



CON TX	601.25
PRFEE	1.00
WDEED	8.00
TOTAL	610.25
CHECK	610.25

04/28/95 01 14:13 0001 5676

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55930
IDENTIF. # REFERENCE

95 APR 28 PM 2:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905113