File in No. 19 B

BOOK 9659 PG 460

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE 95-4-59
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,900.00

Mary Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY WILSON (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	MAP 082-08
1006 MANSFIELD STREET (ADDRESS)	P. O. Box 2926 (ADDRESS)	PARCEL 403
NASHVILLE, TN 37206 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	FB #19W-18265

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, WE, CLARENCE R. HESSON AND WIFE, RUTH HESSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY WILSON AND HUSBAND, VERNON ALVIN WILSON, AND HOMER RAMSEY, AN UNMARRIED PERSON

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 the 18th Civil District of Davidson County, Tennessee, and being described as follows:

BEGINNING on the southerly margin of Mansfield Avenue, formerly called McFerrin Avenue, at a point 181 feet easterly from the easterly margin of Olwill Street; thence, southerly parallel with said street, 170 feet to the northerly margin of a proposed 20 foot alley; thence, with the northerly margin of said proposed alley, easterly 50 feet; thence, northerly parallel with the first line 170 feet to the southerly margin of said Avenue, westerly 50 feet to the BEGINNING.

BEING the same property conveyed to Clarence R. Hesson and wife, Ruth Hesson, by Deed from Robert P. Talley and wife, Ruth B. Talley, of record in Book 7597, Page 195, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Clarence R. Hesson a/k/a Clarence Riley Hesson, Jr., pursuant to a Power of Attorney executed by same on the 31st day of October, 1992, of record in Book 8976, Page 318, Register's Office for Davidson County, Tennessee.

Clarence R. Hesson and Clarence Riley, Hesson, Jr., and Ruth Hesson and Jessie Ruth Hesson are one and the same person.

unimproved ( )
This is improved (X) property, known as 1006 Mansfield Street, Nashville, TN 37206
(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 28th day of April, 19 95

Clarence R. Hesson
CLARENCE R. HESSON
By: Jessie Ruth Hesson
Jessie Ruth Hesson, Attorney-in-fact

Ruth Hesson
RUTH HESSON

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____19_____.

Commission expires _____ _____
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, a 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)

On this 28th day of April, 1995, before me personally appeared Jessie Ruth Hesson, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of CLARENCE R. HESSON A/K/A CLARENCE RILEY HESSON, JR., and acknowledged that she executed the same as the free act and deed of the said CLARENCE R. HESSON A/K/A CLARENCE RILEY HESSON, JR.

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: September 16, 1995

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 RUTH HESSON, 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 office at Brentwood, Tennessee, this 28th day of April, 1995.

Notary Public

PETER WEISS NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: September 16, 1995

5242 05/01 0101 03CHECK 156.63

95 MAY -1 PM 2:04
FELIX Z. WHITSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

56438

DCTN01W



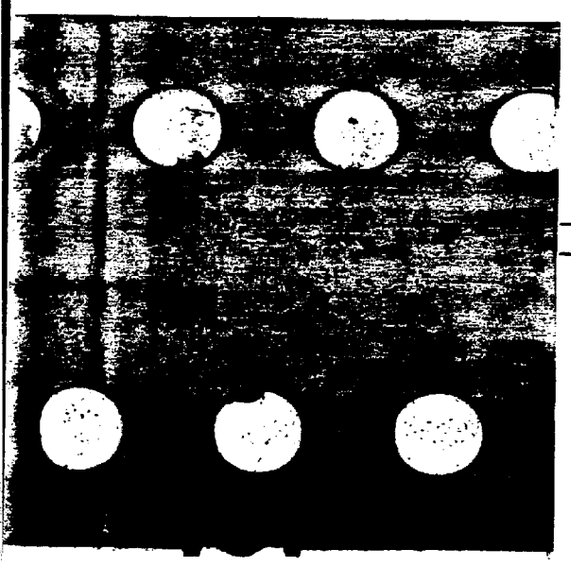
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9659 PG 462

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 39900.00
CON TX 147.63
PRFEE 1.00
WDEED 8.00
TOTAL 156.63
CHECK 156.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/01/95 01 14:06 0001 6242

56438
IDENTIF. ↑ REFERENCE

95 MAY -1 PM 2:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905668