BOOK 9686PG622

6328 06/01 0101 03CHECK 329.05

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
James R. Mays Michelle M. Mays 702 Eastland Court Nashville, TN 37206	Leader Federal Bank for Savings Attn: Tax Dept. 158 Madison Avenue Memphis, TN 38103	MAP and PARCEL 83-12-161

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

WARRANTY DEED

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, **Steven R. Blackwell and Tammy Renee Blackwell, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **James R. Mays and Michelle M. Mays, husband and wife** (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. 5 on the Plan of Rosewood Heights, Section 6, Third Edition, of record in Plat Book 2854, at Page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Steven R. Blackwell and wife, Tammy Renee Blackwell by deed from Kenneth M. Lott and wife, Sarah Jolene Lott appearing of record in Book 6651, Page 897, Register's Office, Davidson County, Tennessee.

This is property with a common address of 702 Eastland Court, Nashville, TN 37206.

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 2854, Page 90, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 3034, Page 587, said Register's office; 4) Sanitary Sewer and/or Storm Drainage Easement appearing of record in Book 4001, Page 220, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $86,500.00

James R. Mays
Affiant

Subscribed and sworn before me this 25th day of May, 1995.

Lisa L. Vance
Notary Public

My Commission Expires: 10-14-96

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. BOOK 9686 PG 623

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 **25th** day of **May, 1995**.

Steven R. Blackwell

Tammy Renee Blackwell

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 **Steven R. Blackwell and Tammy Renee Blackwell, husband and wife** , 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.

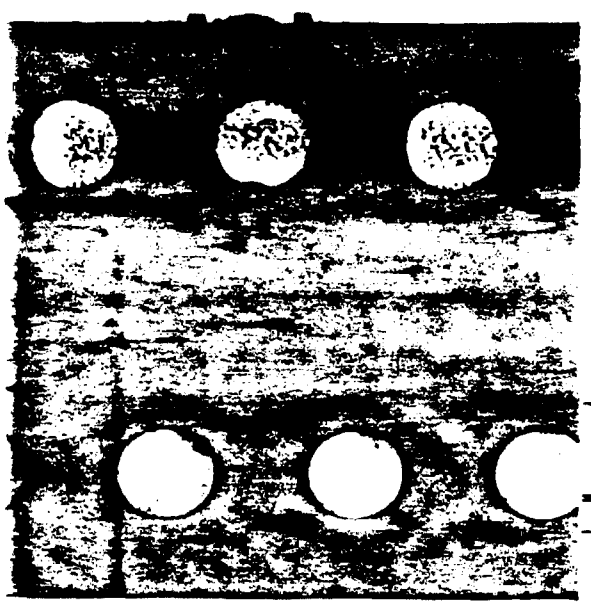
Witness my hand and official seal at **Nashville,**, Tennessee, this **25th** day of **May, 1995**.

Notary Public
My Commission Expires: 10-14-96

File No. 9505-184

95 JUN -1 AM 8:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

00065580
IDENTIF. & REFERENCE



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

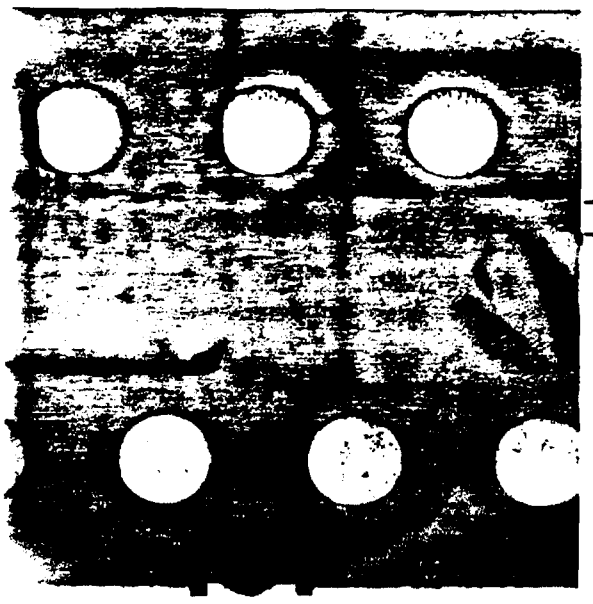
RECEIVED OF _____

FOR _____

BOOK 9686 PG 624

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	86500.00
CON TX	320.05
PRFEE	1.00
MDEED	8.00
TOTAL	329.05
CHECK	329.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
06/01/95 01 08:53 0001 6328

0065580
IDENTIF. ↑ REFERENCE

95 JUN -1 AM 8:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915640