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: (cmw) Title No: 36495
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Talmadge Sutton Lucille Sutton 319 Jacksonian Drive Hermitage, TN 37076	Leader Federal Bank for Savings 5014 Poplar Avenue, Suite 200 Memphis, TN 38117

TAX MAP-PARCEL NUMBERS: 75-13-152 04D 31306

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 **John T. Holtschlag, a single person,** hereinafter called the **Grantor,** *has* bargained and sold, and by these presents does hereby transfer and convey unto **Talmadge Sutton and spouse, Lucille Sutton,** 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. 28 on the plan of Hermitage Hills, of record in Book 2900, pages 48 and 49, Register's Office for said County.

SAID Lot No. 28 fronts 80.0 feet on the southwesterly margin of Jacksonian Drive and extends back 153.5 feet on the southeasterly line and 154.16 feet on the northwesterly line to a dead line in the rear, measuring 80.0 feet thereon.

BEING the same property conveyed to John T. Holtschlag and Brian C. Simmons by deed from Henry G. Cisneros, Secretary of Housing & Urban Development of Washington, D. C., of record in Book 8921, page 188, said Register's Office. By deed of record in Book 9363, page 385, said Register's Office, the said Brian C. Simmons, a single person, conveyed his interest in subject property to John T. Holtschlag.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Temple-Inland Mortgage Corporation, of record in Book 8921, page 191, and assigned to Leader Federal Bank for Savings by assignment of record in Book 9307, page 507, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred unto the said Grantee.

This is improved property, known as: 319 Jacksonian Drive, Hermitage, TN 37076

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 8th day of June, 1995.

John T. Holtschlag

State of Tennessee
County of Davidson

On this 8th day of June, 1995, before me the undersigned authority, personally appeared **John T. Holtschlag**, 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.

My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 75900.00

Affiant

Sworn and subscribed before me on the 8th day of June, 1995.

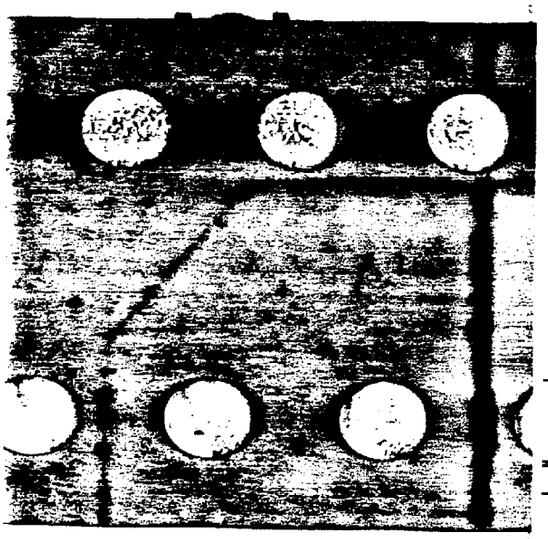
My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

95 JUN -9 PM 12:15
FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

95SR 06/09 0101 03CHECK 289.83

IDENTIFICATION REFERENCE 0068534



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

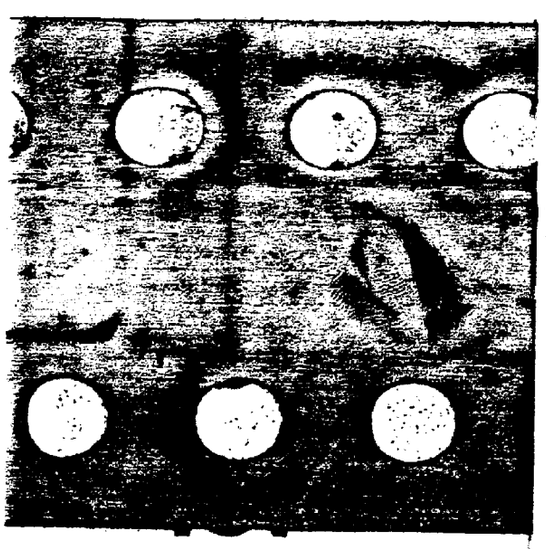
RECEIVED OF _____

FOR _____

BOOK 9696 PG 337

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 75900.00
CON TX 280.83
PRFEE 1.00
WDEED 8.00
TOTAL 289.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 289.83

06/09/95 01 12:19 0001 9538

00685 34
IDENTIF. ↑ REFERENCE

95 JUN -9 PM 12: 16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 918806