[ADDRESS NEW OWNER:]	[SEND TAX BILL TO:]	[MAP-PARCEL NOS.]
[Jeffrey P. Cease	[Leader Federal Bank for Savings	[MAP and PARCEL
[Sonja E. Bryant	[Attn: Tax Dept.	[
[5919 Colchester Drive	[158 Madison Ave.	[87-5-A-22
[Hermitage, TN 37076	[Memphis, TN 38103	[

[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, **Kevin M. Lee, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Jeffrey P. Cease, unmarried, and Sonja E. Bryant, unmarried** (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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 22, Phase 1, on the Final Plat of Farmingham Woods, of record in Plat Book 7900, Page 228, Register's Office of said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kevin M. Lee and Gretchen R. Johnson, by deed of record in Book 8587, Page 760, Register's Office for Davidson County, Tennessee. See also quitclaim deed of record in Book 9357, Page 481, said Register's Office.

This is property with a common address of 5919 Colchester Drive, Hermitage, TN 37076.

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 7900, Page 228, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 8238, Page 176, in Book 8351, Page 533, in Book 8423, Page 784, in Book 8424, Page 426, and in Book 8447, Page 635 said Register's office.

95 JUN 23 AM 9:49
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0072735
IDENTIF. & REFERENCE

[STATE OF TENNESSEE
[COUNTY OF Davidson
[The actual consideration or value, whichever is greater for this
[transfer is $106,000.00
[
[Affiant
[Subscribed and sworn before me this 16th day of June, 1995.
[
[My Commission Expires: 10-14-96 Notary Public

95 06/23 0101 03CHECK 401.20

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.

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 **16th** day of **June, 1995.**

Kevin M. Lee

Kevin M. Lee

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 **Kevin M. Lee, unmarried** , 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.

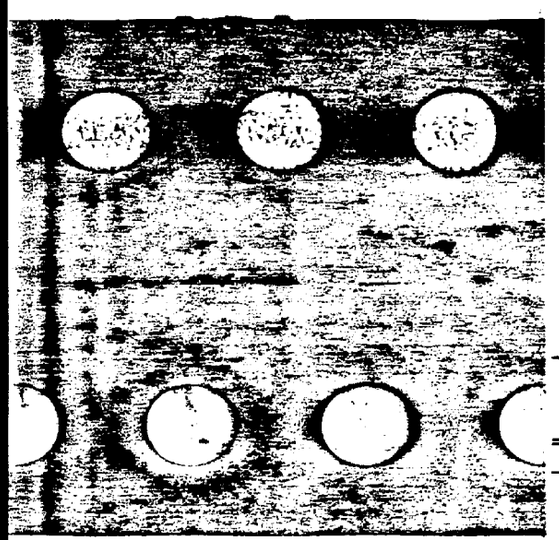
Witness my hand and official seal at **Nashville,,** Tennessee, this **16th** day of **June, 1995.**

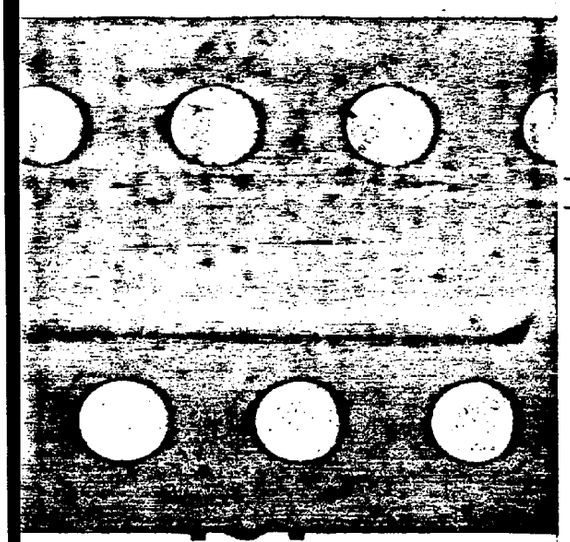
Lisa D. Turner

Notary Public
My Commission Expires:

LISA D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File No. 9506-214





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

RECEIVED OF _____

FOR _____

BOOK 9710 PG 278

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 106000.00
CON TX 392.20
PRFEE 1.00
WDEED 8.00
TOTAL 401.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 401.20

06/23/95 01 09:49 0001 4211

0072735
IDENTIF. ↑ REFERENCE

95 JUN 23 AM 9:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 923416