43

WARRANTY DEED

STATE OF TENNESSEE, BOOK 9756 PG 185
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August 19 95

Kathleen M. Walsh
Notary Public

MY COMMISSION EXPIRES: 11-22-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Taylor, Philbin, Pigue, Marchetti, & Bennett, One Eleven Union Street, Nash... TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Stephen T. Gudis (NAME)	Leader Federal Bank for Savings (NAME)	87-5-A-12CO...
4025 Farmingham Woods Drive (ADDRESS)	P.O. Box 2926 (ADDRESS)	04D93588
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	

FOR AND 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, Jackie Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen T. Gudis

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 Davdison County, Tennessee, being Lot No. 12 on the Plan of Farmingham Woods, Phase 1, of record in Plat Book 7900 , Page(s) 228, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Said Lot No. 12 fronts 38.25 feet on the southerly margin of Farmingham Woods Drive and extends back 124.81 feet on the easterly line and 133.36 feet on the westerly line to a dead line in the rear measuring 50.58 feet thereon.

Being part of the same property conveyed to Jackie Williams, unmarried by deed from Phillips Builders, Inc. of record in Book 8452, Page 648, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

It is agreed and understood that the above named Grantee assume and agree to pay the remaining unpaid balance on a Promissory Note secured by a Deed of Trust of record in Book 8452, Page 651, said Register's Office, payable according to the terms and conditions therein.

This is improved (X) unimproved ( ) property, known as 4025 Farmingham Woods Drive, Hermitage, TN 37076
(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 my hand this 4th day of August 19 95

Jackie Williams

BOOK 9756 PG 186

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 Jackie Williams

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of August 19 95.

Commission expires 11-22-97

Kathleen M. Walsh
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 (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and 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 _____

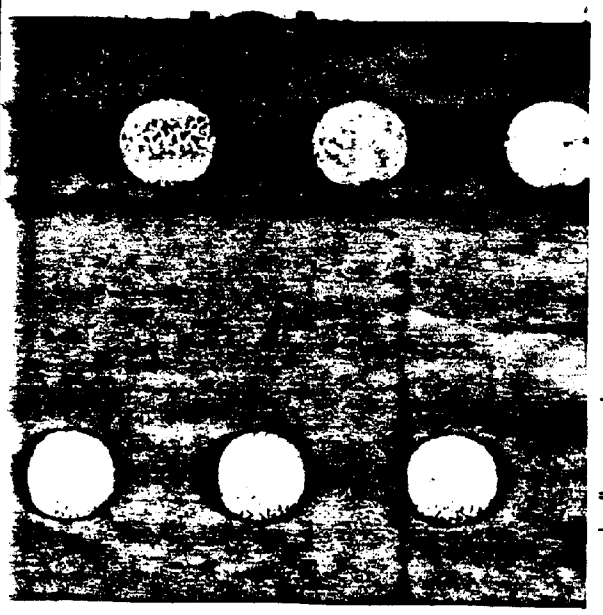
_____
Notary Public

IDENTIF. ↑ REFERENCE 0087303

95 AUG -8 PM 12:15

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0094 08/08 0101 03CHECK 38.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

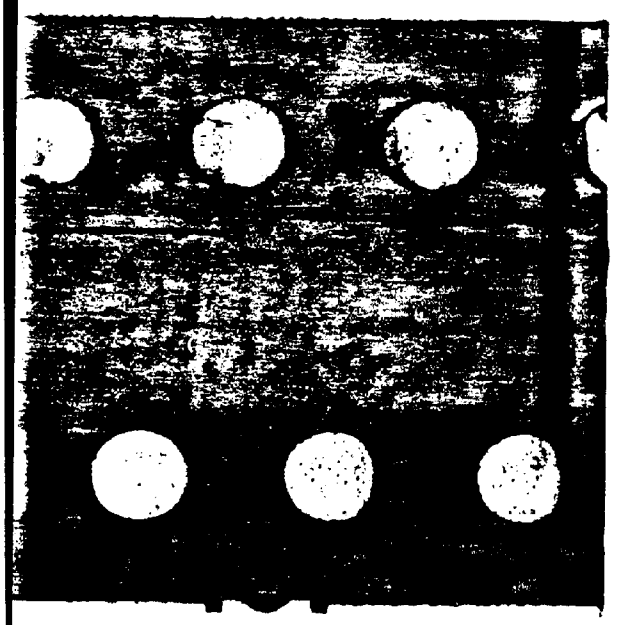
RECEIVED OF _____

FOR _____

BOOK 9756 PG 187

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 102000.00
CON TX 377.40
PRFEE 1.00
WDEED 8.00
TOTAL 386.40
CHECK 386.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/08/95 01 12:16 0001 0094

0087303
IDENTIF. ↑ REFERENCE

95 AUG -8 PM 12: 15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 939109