"CORRECTED DEED" BOOK 9766 PG 643

Lot 1

LIMITED OR SPECIAL

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July, 1995.

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig S. Gibbs	OWNER	108-16
(NAME)	(NAME)	
1019 Hammack Court		308
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		3D91565
(CITY) (STATE) (ZIP)	(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, Leader Federal Bank for Savings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig S. Gibbs and wife, Trudi S. Gibbs

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 Davidson County, Tennessee, being Lot No. 71B on the Plan of Zone Lot Division of Lot Nos. 53, 55, & 70 thru 74, Percy Priest Woods Section 3 Revised of record in Plat Book 5200, Page 789, amended in Book 6250, Page 583, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Leader Enterprises, Inc. by deed of record in Book 9671, Page 333, Register's Office for Davidson County, Tennessee.

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

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This instrument shall be effective as of July 3, 1995

unimproved ( )
This is improved (XX) property, known as 1019 Hammack Court, Nashville, TN 37214
(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 GRANTOR, its heirs and assigns forever. And GRANTOR does covenant with GRANTEE that it is lawfully seized and possessed of said land; that it has a good right to convey it; that the same is unencumbered; that it will warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 3rd day of July 1995

Leader Federal Bank for Savings

By: Bob Adams

Bob Adams, Vice-President

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

BOOK 9766 PG 641

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 Shelby

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Bob Adams and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice-President and _____ respectively of the Leader Federal Bank for Savings the within named bargainor, and corporation, and that he as such Vice-President 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 Bob Adams as such Vice-President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Memphis Tenn. on this the 3rd day of July 19 95.

My commission expires _____ Kim Avant
Notary Public

KIM AVANT
My Commission Expires
NOTARY PUBLIC AT LARGE
OCT 1, 1996
SHELBY COUNTY, TENNESSEE

3959 08/18 0101 03CHECK 8.00

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IDENTIF. ^ REFERENCE

95 AUG 18 AM 10:28

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

DCTN01WC