0092203

IDENTIF. + RE PICK-UP

PICK-UP

95 AUG 23 AM 9:30

REGISTER
DAV... ...TY, TN.

Prepared by:

Monica D. Edwards, Esq.
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP:** 150-03
Mary E. Rucker	Leader Federal Bank	Parcel 319
3024 Chelsea Way	P.O. Box 1868	02DX 03695
Antioch, TN 37013	Memphis, TN 38101	

WARRANTY DEED

BOOK 9770 PG 695

FOR AND IN CONSIDERATION **OF THE SUM OF FIVE HUNDRED THIRTY NINE DOLLARS AND SEVENTY NINE CENTS ($539.79),** cash in hand paid by the within named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness payable to LEADER FEEERAL BANK FOR SAVINGS in the approximate amount of $55,460.21, which Deed of Trust is evidenced of record in Book 6773, Page 550, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions thereof;

IRA L. DANIEL, unmarried, GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said **MARY E. RUCKER,** GRANTEE herein, her heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 88B on the Plan of Chelsea of Priest Lake, Section 2B, of record in Book 6250, Page 631, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Ira L. Daniel by deed from Debra W. McCormick and Jacqulyn W. Garrett of record in Book 8378, Page 120 and as re-recorded in Book 8404, Page 917, Register's Office for Davidson County, Tennessee.

THIS conveyance is being made subject to and by assumption of a mortgage with an approximate balance in the amount of $55,460.21, evidenced by Deed of Trust of record in Book 6773, Page 150, Register's Office for Davidson County, Tennessee, payable to Leader Federal Bank for Savings.

This is improved property known as 3024 Chelsea Way, Antioch, Tennessee 37013.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized an possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. And he does further covenant and bind himself, his heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 22 day of August, 1995.

Ira L. Daniel

IRA L. DANIEL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **IRA L. DANIEL**, 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, Davidson County, Tennessee, this 22nd day of August, 1995.

Monica D. Edwards
NOTARY PUBLIC

My Commission Expires: 11/22/97

5438 08/23 0101 030-BOOK 216.20

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

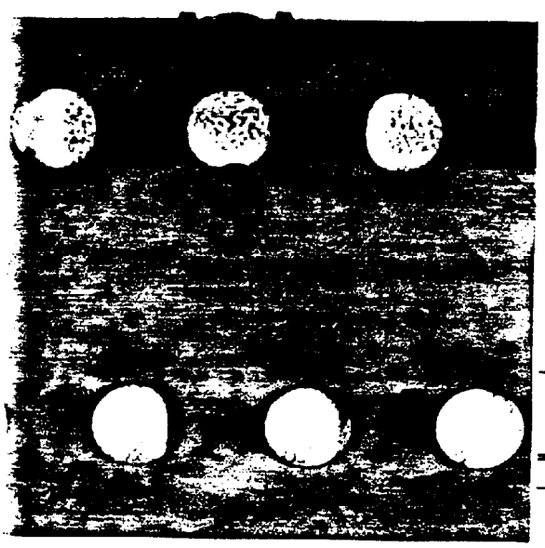
The actual consideration for this transfer or value of property (whichever is greater) is **FIFTY SIX THOUSAND ($56,000.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

Mary E. Rucker
AFFIANT

SWORN to and **SUBSCRIBED** before me this 22nd day of August, 1995.

Monica D. Edwards
NOTARY PUBLIC

My Commission Expires: 11/22/97



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

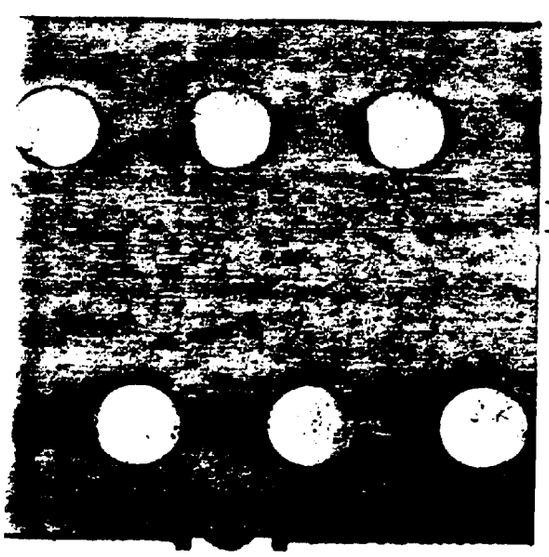
RECEIVED OF _____

FOR _____

BOOK 9770 PG 697

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 56000.00
CON TX 207.20
PRFEE 1.00
WDEED 8.00
[illegible] 216.20
CHECK 216.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/23/95 01 09:32 0001 5438

0092203
IDENTIF. ↑ REFERENCE

95 AUG 23 AM 9:30

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

No. 944366