0106459

IDENTIF. ↑ REFERENCE

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: (kd) Title No: 36953
Dav. Co. File: Box 8

95 SEP 29 AM 11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 9810 PG 687

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Keith M. Wallace 1706 Lillian Street Nashville, Tennessee 37206	Leader Federal Bank for Savings 158 Madison Avenue Memphis, Tennessee 38101-0275

TAX MAP-PARCEL NUMBERS: 83-14-259

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 **Leslie C. Smelser and Henry Wade Smelser,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Keith M. Wallace, unmarried,** 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. 73 on the Edgefield Land Co.'s First Subdivision, as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Leslie C. Smelser and Henry Wade Smelser, as join tenants by deed from Lamont Jordan, an unmarried person, of record in Book 9000, page 973, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 1706 Lillian Street, Nashville, Tennessee 37206

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 26th day of September, 1995.

Leslie C. Smelser

Henry Wade Smelser

BOOK 9810 PG 683

State of Tennessee
County of Davidson

On this 26th day of September, 1995, before me the undersigned authority, personally appeared **Leslie C. Smelser** and **Henry Wade Smelser**, 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: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 86000.00

Affiant

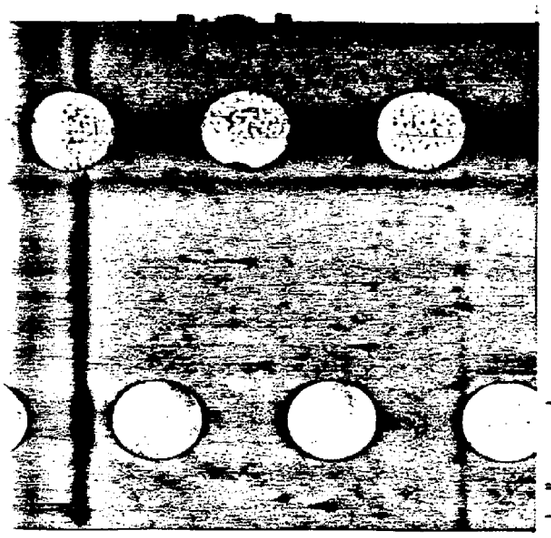
Sworn and subscribed before me on the 26th day of September, 1995.

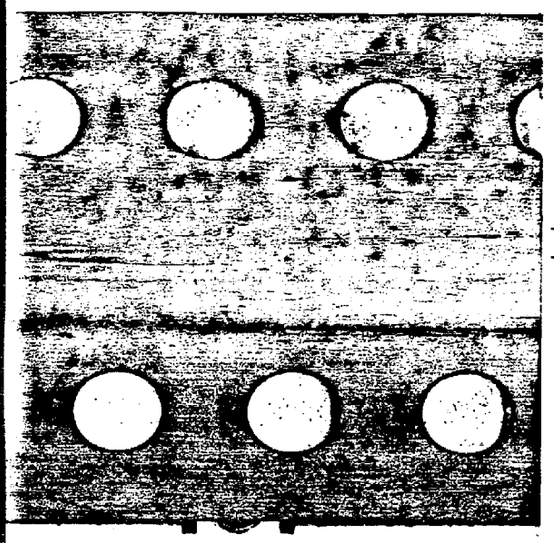
Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

0670 09/29 0101 03CHECK 327.20





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

RECEIVED OF _____

FOR _____

BOOK 9810 PG 683

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 86000.00
CON TX 318.20
PRFEE 1.00
WDEED 8.00
TOTAL 327.20
CHECK 327.20

09/29/95 01 11:04 0001 0670

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0106459
IDENTIF. ↑ REFERENCE

95 SEP 29 AM 11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959472