BOOK 9825 PG 722

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

5940 10/12 0101 03CHECK 400.83

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Ronald E. Despain, Jr. and wife, Nicole G. 777 Good Pasture Terrace Nashville, TN 37221	Leader Federal Bank for Savings Post Office Box 1860 Memphis, TN 38101-1860	Map 156-2 -104

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $105,900.00.

Nicole G. DeSpain
AFFIANT

Sworn to and subscribed before me this 10 day of October, 1995.

NOTARY PUBLIC
LARGE
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: 4-1-97

My Commission Expires April 1, 1997

95 OCT 12 AM 9:37
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

01111427

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, ANNE M. MCQUEEN, unmarried, hereinafter called the "GRANTOR", have bargained and sold and by these presents do transfer and convey unto RONALD E. DESPAIN, JR. and wife, NICOLE G. DESPAIN, hereinafter called the "GRANTEES", their 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. 604 on the Plan of Harpeth Woods Section of Harpeth Valley Park, of record in Plat Book 4860, page 111, amended in Book 5051, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John M. McQueen and wife, Anne M. McQueen, by Warranty Deed from J & R Builders, A Partnership Composed of Reynold Bubis and Jack Williams, of record in Book 5239, page 968, Register's Office for Davidson County, Tennessee. The said John M. McQueen having conveyed all of his right, title, interest and claim in and to said property to Anne M. McQueen by Quitclaim Deed of record in Book 8910, page 480, said Register's Office.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. All matters appearing on the plan of Harpeth Woods Section of Harpeth Valley Park of record in Book 4860, page 111, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 5051, page 89, said Register's Office.

2. Restrictive Covenants for Harpeth Woods Section of Harpeth Valley Park Subdivision contained in instrument of record in Book 5051, page 92, Register's Office for Davidson County, Tennessee. Said restrictions having been amended by instruments of record in Book 5197, page 123 and Book 5228, page 718, said Register's Office.

AND GRANTOR DOES FURTHER covenant and bind herself, her 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.

This improved property is known as 777 Good Pasture Terrace, Nashville, Tennessee 37221.

WITNESS my hand this 10 day of October, 1995, in Franklin, Tennessee.

Anne M. McQueen
ANNE M. MCQUEEN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

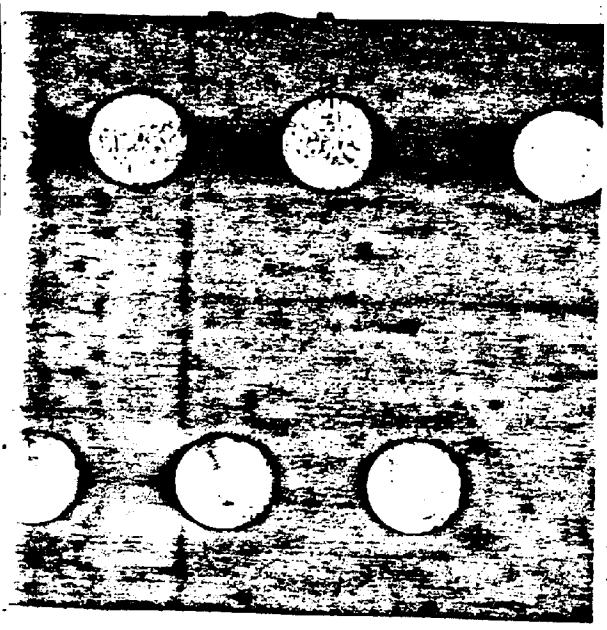
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne M. McQueen, the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 10 day of October, 1995.

BRENDA FRANKLE DEATHERAGE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires April 1, 1997

Notary Public

My commission expires: 4-1-97



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

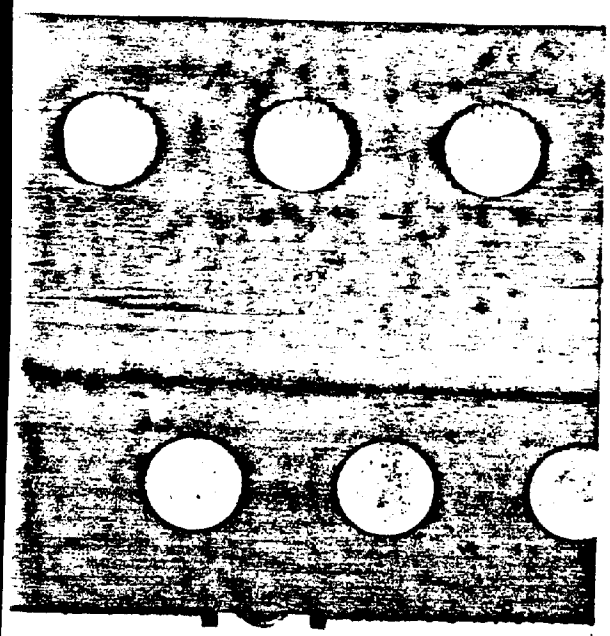
RECEIVED OF _____

FOR _____

BOOK 9825 PG 724

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



01111427
IDENTIF. & REFERENCE

95 OCT 12 AM 9:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CAMT 105900.00
CON TX 391.83
PRFEE 1.00
~~MISC 8.00~~
~~TOTAL 400.83~~
CHECK 400.83

10/12/95 01 09:39 0001 5940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 964695