WARRANTY DEED

First Title & Escrow Co., Inc.
Box #9B

BOOK 9830 PAGE 966

#13425

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 293,000.00

Susan C. Saunders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October 19 95

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. Scott Saunders (NAME)	Leader Federal Bank for Savings (NAME)	MAP 117-15
1721 N. Observatory Drive (ADDRESS)	P.O. Box 2926 (ADDRESS)	PAR 119
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Jack S. Dugger, Jr. and wife, Leydonna H. Dugger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. Scott Saunders and wife, Susan C. Saunders

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. 52 on the Plan of Green Hills Subdivision, of record in Book 547, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jack S. Dugger, Jr. and wife, Leydonna H. Dugger by deed from T. W. Comer, Successor Trustee, of record in Book 5668, page 51, said Register's Office.

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

Jack S. Dugger being one and the same as Jack S. Dugger, Jr..

FELIX Z. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.
95 OCT 18 AM 11:08

IDENTIFICATION REFERENCE
011324 9

unimproved ( )
This is improved (X) property, known as 1721 N. Observatory Drive, Nashville, Tennessee 37215
(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 our hand s this 16th day of October 19 95

Jack S. Dugger, Jr.

Leydonna H. Dugger

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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 Jack S. Dugger, Jr. and wife, Leydonna H. Dugger

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of October, 19 95.

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

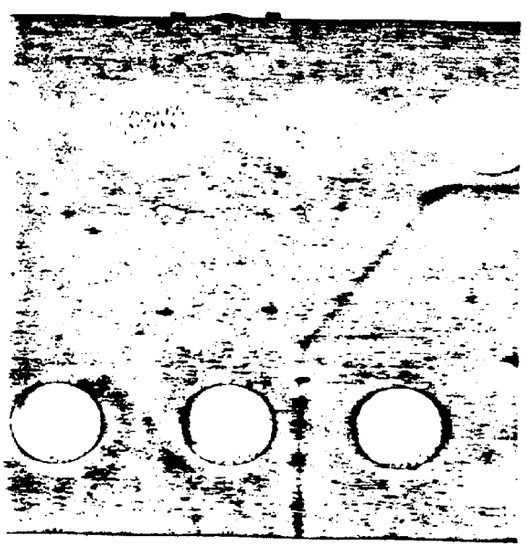
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

7912 10/13 0101 03CHECK 1093.10



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

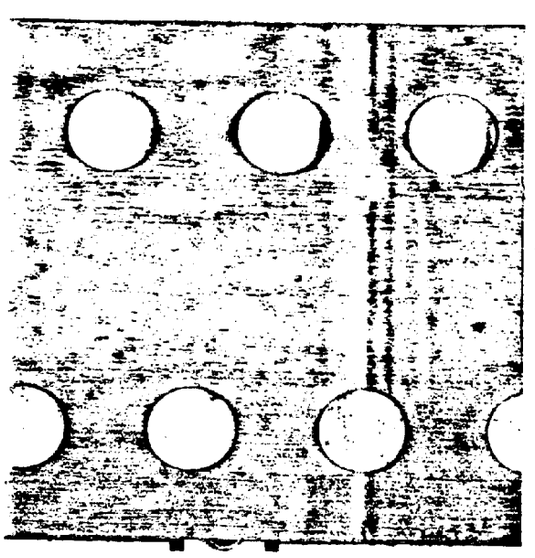
RECEIVED OF _____

FOR _____

BOOK 9830 PG 968

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
293000.00
CON TX 1084.10
PRFEE 1.00
WDEED 8.00
TOTAL 1093.10
CHECK 1093.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 7922

0113249
IDENTIFICATION REFERENCE

98 OCT 13 AM 11:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 966642