WARRANTY DEED

BOOK 9845 PG 32

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 98,650.97

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF October 19 95

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SARA L. PEARSON (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	MAP 149 - 9
244 MANATEE COURT (ADDRESS)	158 MADISON AVENUE (ADDRESS)	PARCEL 97
ANTIOCH, TN 37013 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38103 (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, KATHERINE V. ALLEN HARGROVE AND HUSBAND, MICHAEL HARGROVE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SARA L. PEARSON, AN UNMARRIED PERSON

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. 30 on the Plan of Barclay Square, Section 1 of record in Book 4460, page 141, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Katherine V. Allen, unmarried by deed from Cherri A. Johnson, unmarried of record in Book 7510, page 946, Register's Office for Davidson County, Tennessee. Katherine V. Allen is now married to Michael Hargrove and is now known as Katherine V. Allen Hargrove.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantor(s) herein.

It is understood and agreed that part of the consideration of the transfer of this property is the agreement of the grantee herein to assume the terms and conditions and the unpaid balance of a note secured by a first mortgage Deed of Trust, executed by Karla R. Deal and Cherri A. Johnson to Leader Federal Mortgage, Inc., dated March 24, 1986 and recorded March 27, 1986 in Book 6813, page 981, Register's Office for Davidson County, Tennessee. Leader Federal Bank for Savings is now the holder of the aforesaid note and Deed of Trust. By her signature below the Grantee herein agrees to assume and pay herein described Note and Deed of Trust according to its terms and conditions.

Michael Hargrove husband, of the above named Katherine V. Allen Hargrove, joins in this conveyance for the purpose of releasing any and all rights he

CONTINUED

unimproved ( )
This is improved (X) property, known as 244 MANATEE COURT, ANTIOCH, TN 37013
(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 27th day of October 19 95

GRANTORS:

Katherine V. Allen Hargrove
KATHERINE V. ALLEN HARGROVE

Michael Hargrove
MICHAEL HARGROVE

GRANTEES:

Sara L. Pearson
SARA L. PEARSON

BOOK 9845 PG 33

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 KATHERINE V. ALLEN HARGROVE AND HUSBAND, MICHAEL HARGROVE

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 27th day of October 19 95.

Commission expires June 10, 1998

Debra Wicke
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

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 SARA L PEARSON the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th of October, 1995.

Debra Wicke
NOTARY PUBLIC DEBRA WICKE

My Commission Expires: 6/10/98

CONT'D NEXT PAGE

LEGAL DESCRIPTION CONTINUATION

may have in and to the above described property, especially his marital rights.

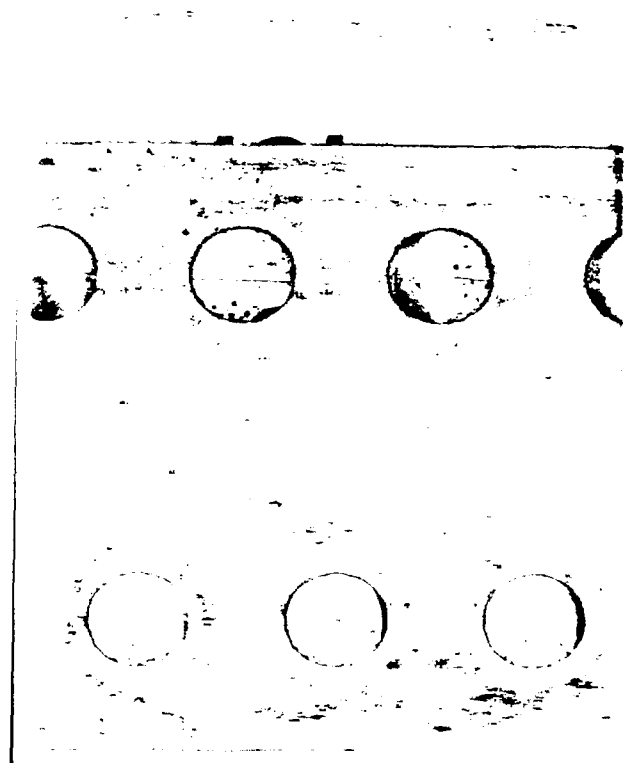
011816S

IDENTIFICATION REFERENCE

95 NOV -1 AM 9:14

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

3191 11/01 0101 03CHECK 267.01



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

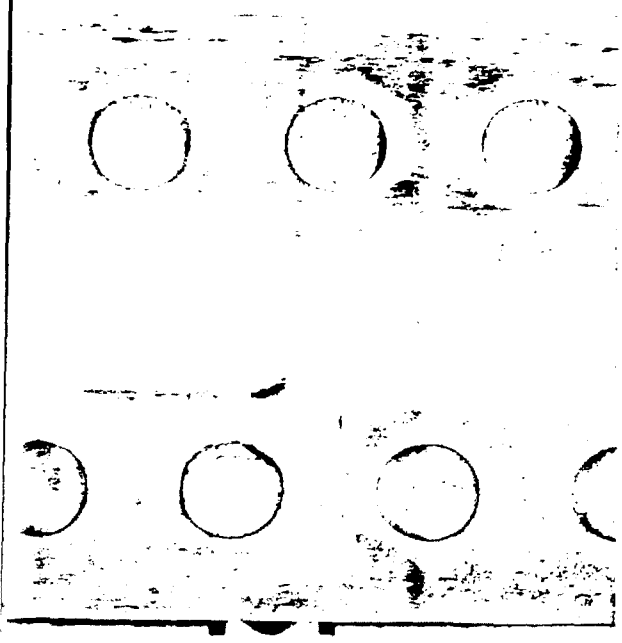
FOR _____

BOOK 9845 PG 31-A

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 68650.97
CON TX 254.01
PRFEE 1.00
WDEED 12.00
TOTAL 267.01
CHECK 267.01
11/01/95 01 09:44 0001 3191



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

011816S

IDENTIFICATION REFERENCE

95 NOV -1 AM 9:4

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 971832