39-B

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 9865 PG 30

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PAT M. SNYDER (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	131-5-A
5039 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	166.00 CO
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101-0275 (CITY) (STATE) (ZIP)	7DA70162

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 OF WHICH IS HEREBY ACKNOWLEDGED, ROBERT C. BRANNON, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAT M. SNYDER, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit N-166 on the Plan of Jefferson Square Townhouses of record in Plat Book 4675, page 12, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square Section One, a horizontal property regime established by Master Deed of record in Book 4731, page 332, amended in Book 5826, page 693, and in Book 8550, page 3, said Register's Office.

Being the same property conveyed to Robert C. Brannon and wife, Carolyn S. Brannon by deed from Reese L. Smith, Jr. and Harry M. Rowland, Trustees of record in Book 4821, page 226, said Register's Office. Carolyn S. Brannon, being one and the same as Carolyn L. Brannon, having since died.

This conveyance is made subject to: (1) Restrictions of record in Book 4731, page 332, amended in Book 5826, page 693, and in Book 8550, page 3; (2) Charter of record in Book 8485, page 642, and in Book 8556, page 701; (3) By-Laws of record in Book 4731, page 341, amended in Book 5676, page 31, Book 5700, page 719, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 973, and in Book 9276, page 249; and (4) All matters appearing on the Plan of record in Plat Book 4675, page 12, said Register's Office.

Deby K. Brannon, spouse of Robert C. Brannon, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Robert C. Brannon.

unimproved ( )
This is improved (XX) property, known as 5039 Hillsboro Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of November, 1995

Robert C. Brannon
ROBERT C. BRANNON

Deby K. Brannon
DEBY K. BRANNON

BOOK 9865 PG 31

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT C. BRANNON AND WIFE, DEBY K. BRANNON

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 17th day of ~~November~~ 1995.

My commission expires 11-22-97 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

0124863
IDENTIFICATION REFERENCE

95 NOV 20 PM 3:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0430 11/20 0101 03CHECK 606.55

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 161,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF ~~November~~, 1995.

MY COMMISSION EXPIRES: 11-22-97
(AFFIX SEAL)

Notary Public

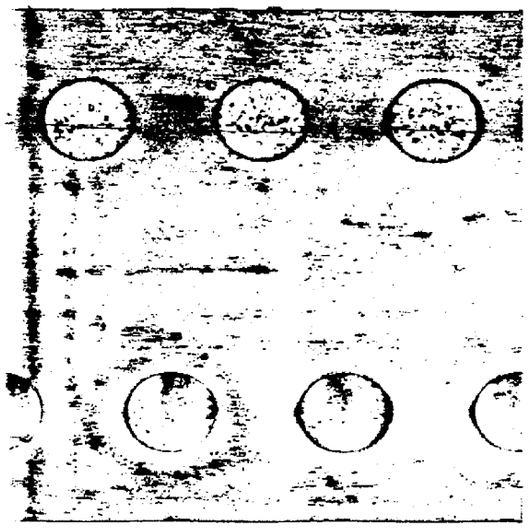
NOTARY PUBLIC AT LARGE

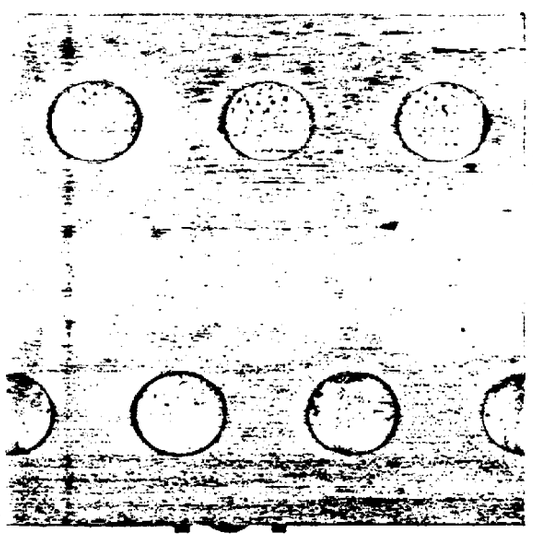
WARRANTY DEED

FROM
ROBERT C. BRANNON

TO
PAT M. SNYDER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9865 PG 32

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 161500.00
CON TX 597.55
PRFEE 1.00
WDEED 8.00
TOTAL 606.55
CHECK 606.55

11/20/95 01 15:34 0001 0430

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0124863
IDENTIF. # REFERENCE

95 NOV 20 PM 3:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 978975