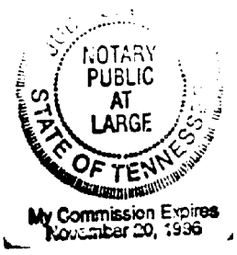
BOOK 9889 PG 233



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF December 19 95

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie M. Johnson (NAME)	Leader Federal Bank for Savings (NAME)	90-16-277
408 Grosse Point Court (ADDRESS)	P.O. Box 2926 (ADDRESS)	08DA-33211
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2926 (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, Sharon Lee Rhea, unmarried

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

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, TN, BEING Lot No. 698 on the Plan of Charlotte Park-Section 8, of record in Book 2900, page 45, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Thomas E. Rhea and wife, Sharon L. Rhea, by deed from Estate of Nellie Chisam Bayne, of record in Book 8324, Page 370, Register's Office for Davidson County, Tennessee. The said Thomas E. Rhea and Sharon L. Rhea having since divorced, Docket Number 92D-3395, the said Thomas E. Rhea quitclaimed his interest in said property to Sharon Lee Rhea, by deed of record in Book 8769, page 106, Register's Office for Davidson County, Tennessee, as part of the marital Dissolution Agreement.

This conveyance is subject to the following: All matters appearing on the plan of record in Book 2900, page 45; restrictions of record in Book 2965, page 606; all of record in the Register's office for Davidson County, Tennessee.

95 DEC 15 AM 9:44
FELIX Z. MILLS, REGISTER
DAVIDSON COUNTY, TN.

0132251
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 408 Grosse Point Court, Nashville, TN 37209
(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 my hand this 8th day of December 19 95

Sharon Lee Rhea

Sharon Lee Rhea

BOOK 9889 PG 234

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 Sharon Lee Rhea, unmarried

the bargainor _____ 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 Brentwood, Tennessee, this 8th day of December 19 95.

Commission expires 4/20/96

Notary Public

JUDY L. OTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 20, 1996

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 _____ 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

WARRANTY DEED

FROM

Sharon Lee Rhea

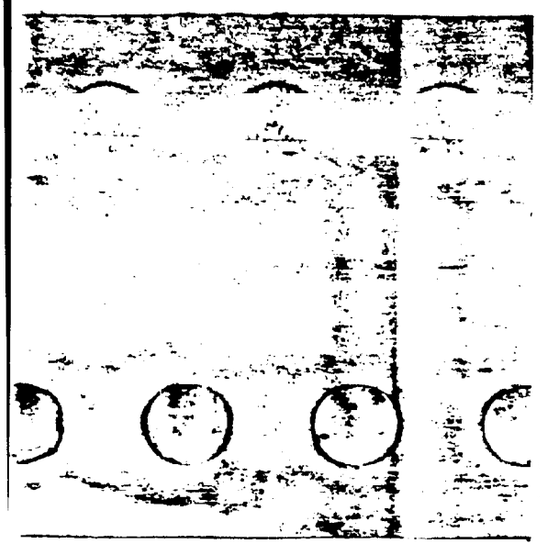
TO

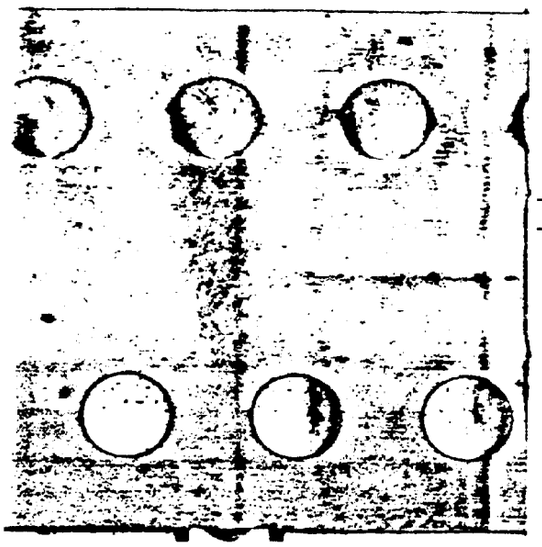
Valerie M. Johnson

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

8520 12/15 0101 03CHECK 327.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9889 PG 235

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

12/15/95 01 09:45 0001 8520

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0132251
IDENTIF. ↑ REFERENCE

95 DEC 15 AM 9:44

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 986968