[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[David A. Crocker	Leader Federal Bank for Savings	MAP and PARCEL
[Karen N. Crocker	Attn: Tax Dept.	
[229 Bermuda Drive	158 Madison Avenue	84-14-168
[Nashville, TN 37214	Memphis, TN 38103	

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
[, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Charles A. Sonn and Joy F. Sonn, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **David A. Crocker and Karen N. Crocker, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Donelson Meadows, Section II, of record in Plat Book 2133, Page 100, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Charles A. Sonn and wife, Joy F. Sonn by warranty deed from F. Howard Gray, Jr. and Phoebe B. Gray of record in Book 6963, Page 675, Register's Office, Davidson County, Tennessee.

This is property with a common address of 229 Bermuda Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) The Plan of Record in Book 2133, Page 100, said Register's office and all matters therein; 2) Restrictive Covenants of record in Book 2283, Page 361, said Register's office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $108,000.00

David A. Crocker
Affiant

[Subscribed and sworn before me this 13th day of December, 1995.

Lisa L. Lucas
Notary Public

[My Commission Expires: 10-14-96

95 DEC 18 AM 10:34
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0132703
IDENTIFICATION REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **13th** day of **December, 1995.**

Charles A. Sonn

Joy F. Sonn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

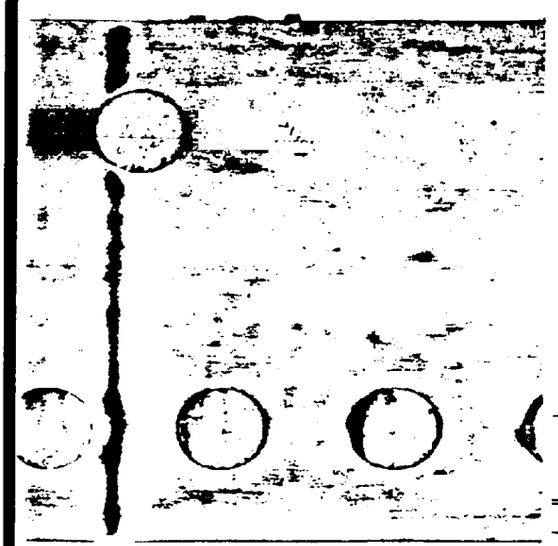
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Charles A. Sonn and Joy F. Sonn, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

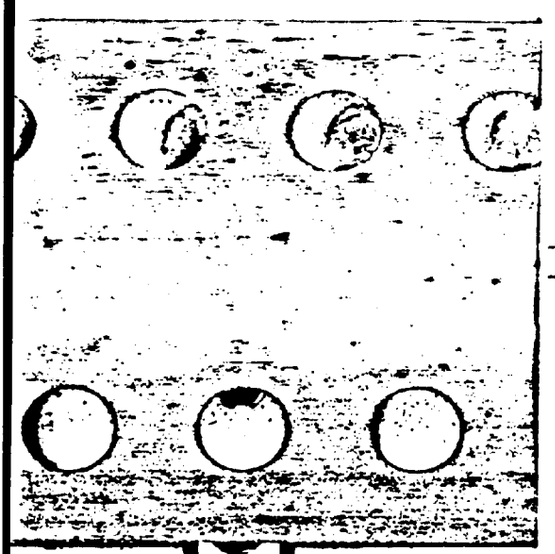
Witness my hand and official seal at **Nashville,**, Tennessee, this **13th** day of **December, 1995.**

Notary Public
My Commission Expires: 1-14-96

File No. 9512-458

9003 12/18 0101 03CHECK 408.60





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

RECEIVED OF _____

FOR _____

BOOK 9890 PG 459

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
108000.00
CON TX 399.60
PRFEE 1.00
WDEED 8.00
TOTAL 408.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 408.60

12/13/95 01 10:36 0001 9003

0132703
IDENTIF. & REFERENCE

95 DEC 18 AM 10:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 987441