WARRANTY DEED

BOOK 9900 PG 786

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF December 19 95

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BYRON D. AVANT (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	72-11-276
2137 BURNS STREET (ADDRESS)	158 MADISON AVENUE (ADDRESS)	15DA-32475
NASHVILLE, TN 37216 (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, ROBERT MCCULLOUGH, JR. AND WIFE, DEATRICE MCCULLOUGH AND INEZ MARTHA CRIGLAR, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BYRON D. AVANT, 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. 85, on the Plan of W. J. MYERS SUBDIVISION, of record in Book 332, page 66, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to ROBERT MCCULLOUGH, JR. WITH INEZ MARTHA CRIGLAR RESERVING A LIFE ESTATE, by Quitclaim Deed from Inex Martha Criglar, of record in Book 8004, page 90, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument is executed on behalf of INEZ MARTHA CRIGLAR, by ROBERT MCCULLOUGH, JR., as her Attorney-in-Fact, pursuant to a Power of Attorney of record in Book 8004, page 86, Register's Office for Davidson County, Tennessee.

SOURCE OF DESCRIPTION: Survey dated October 18, 1995, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

unimproved ( )
This is improved (X) property, known as 2137 BURNS STREET, NASHVILLE, TN 37216
(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 26th day of December 19 95

Robert McCullough Jr.
ROBERT MCCULLOUGH, JR.

Deatrice McCullough
DEATRICE MCCULLOUGH

INEZ MARTHA CRIGLAR, UNMARRIED
By: Inez Martha Criglar
ROBERT MCCULLOUGH, JR., ATTORNEY-IN-FACT
Pursuant to Robert McCullough, Jr.

BOOK 9900 PG 787

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 ROBERT MCCULLOUGH, JR. AND WIFE, BEATRICE MCCULLOUGH

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 26th day of December, 19 95.

Commission expires July 26, 1997

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 ROBERT MCCULLOUGH, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of INEZ MARTHA CRIGLAR, as her Attorney-in-Fact, as the free act and deed of the within named INEZ MARTHA CRIGLAR.

WITNESS my hand and official seal at Nashville, Tennessee, this 26TH day of DECEMBER, 1995.

My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

0135848
IDENTIF. & REFERENCE

95 DEC 28 AM 10:39
FELIX Z. BRUSSELL REGISTER
DAVIDSON COUNTY, TN.

2430 12/28 0101 03CHECK 164.40



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

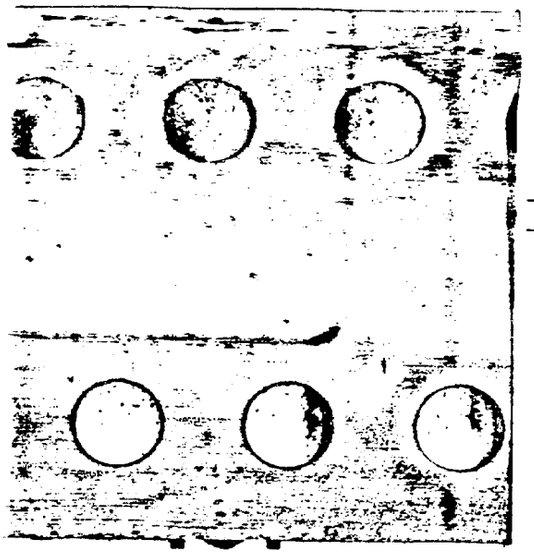
RECEIVED OF _____

FOR _____

BOOK 9900 PG 788

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 42000.00
CON TX 155.40
PRFEE 1.00
WDEED 8.00
TOTAL ~~164.40~~
CHECK ~~164.40~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/28/95 01 10:41 0001 2430

0135848
IDENTIF. ↑ REFERENCE

95 DEC 28 AM 10:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 990816