PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (mn) Title No: 37089
Dav. Co. File: Box 8

95 JUN 11 AM 11:12

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 01400004

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles W. Whitnel, Jr. 1614 19th Avenue South Nashville, Tennessee 37212	Leader Federal Bank for Savings 158 Madison Avenue Memphis, Tennessee 38101-0275

TAX MAP-PARCEL NUMBERS: 104-8-164

6813 06/11 0101 03CHECK 1470.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rickie McClure Cedzich, and spouse, Christopher Cedzich, ,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles W. Whitnel, Jr., unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee being Lots Nos. 6 and 7 on the plan of O. H. Shields Subdivision of Lots Nos. 44, 55, 57 and 59 in O. H. Hayes' Rokeby Addition, as of record in Book 161, page 158, Register's Office for said County.

SAID Lots Nos. 6 and 7 front together 115 feet (115.5 feet, deed), on the easterly side of 19th Avenue South, formerly Everett Street, and run back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Rickie Mallory and John David McClure by deed from Joseph V. Pilkington and wife, Gwendolyn K. Pilkington of record in Book 5943, page 855, said Register's Office. John David McClure conveyed all of his interest in subject property to Rickie McClure Cedzich by quitclaim deed of record in Book 8845, page 835, said Register's Office. Rickie McClure Cedzich and Rickie Mallory ate one and the same person.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 1614 19th Avenue South, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of January, 1996.

Rickie McClure Cedzich **Christopher Cedzich**

BOOK 9915PG 58

State of Tennessee
County of Davidson

On this 5th day of January, 1996, before me the undersigned authority, personally appeared **Rickie McClure Cedzich** and **Christopher Cedzich**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

State of Tennessee
County of Davidson

A F F I D A V I T

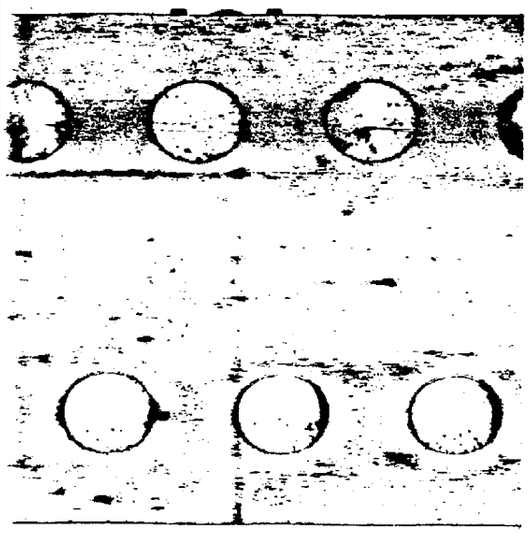
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 395000.00

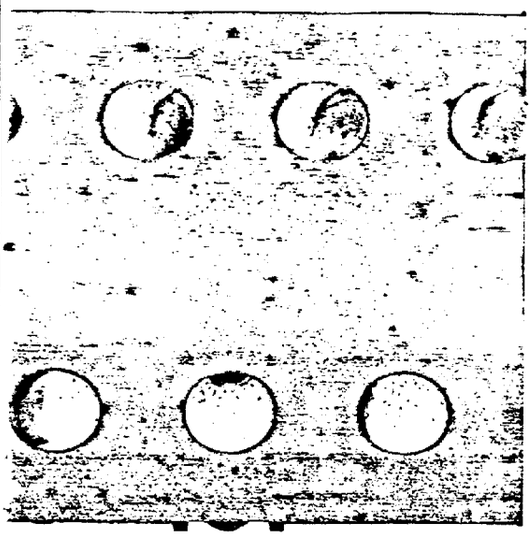
Affiant

Sworn and subscribed before me on the 5th day of January, 1996.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98





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

RECEIVED OF _____

FOR _____

BOOK 9915 PG 59

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

AMT
395000.00
CON TX 1461.50
PRFEE 1.00
WDEED 9.00
TOTAL 1470.50
CHECK 1470.50

01/11/96 01 11:15 0001 6845

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01400004
IDENTIF. & REFERENCE

95 JAN 11 AM 11:12
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 995175