WARRANTY DEED

BOOK 9917 PG 693

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 19 96

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MANICIA G. STEPHENS (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	MAP 62-02-A
2620 PADDLE WHEEL DRIVE (ADDRESS)	158 MADISON AVENUE (ADDRESS)	PARCEL 35CO
NASHVILLE, TENNESSEE 37214 (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, IMPERIAL CORP., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MANICIA G. STEPHENS, 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. 6A on the Plan of Resubdivision of Lots 6A, 6B, 7A and 7B, River Trace Estates, Phase I, Section I, of record in Plat Book 6200, page 530, said Register's Office, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Imperial Corporation, a Tennessee Corporation by deed from Hugh W. Entrekin, Trustee with full Power to Convey without the Joinder of any Beneficiary of record in Book 9786, page 807, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 6851, Page 370 and as amended in Book 6982, page 747, said Register's Office; By-Laws of record in Book 6851, page 390, said Register's office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 2620 PADDLE WHEEL DRIVE, NASHVILLE, TENNESSEE 37214
(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 5th day of January, 19 96

IMPERIAL CORP. A TENNESSEE CORP.
By:
WILLIAM H. TOWE, PRESIDENT

603

book 9917 PG 604

STATE OF TENNESSEE
COUNTY OF

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

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared WILLIAM H. TOWE and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PRESIDENT and _____ respectively of the IMPERIAL CORP. A TENNESSEE CORP. the within named bargainor, and corporation, and that he as such PRESIDENT 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 WILLIAM H. TOWE as such PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 5th day of January 1996.

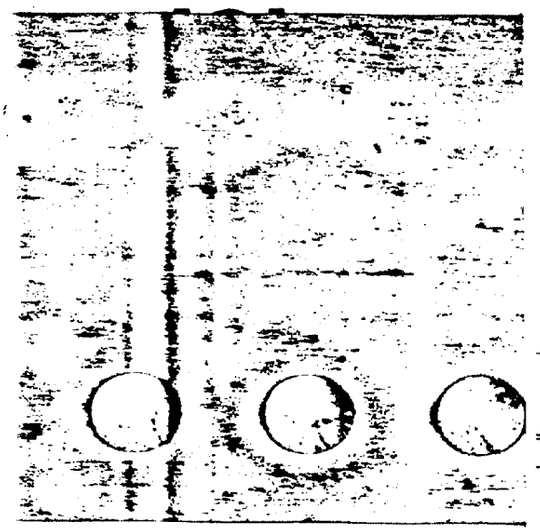
My commission expires June 10, 1998

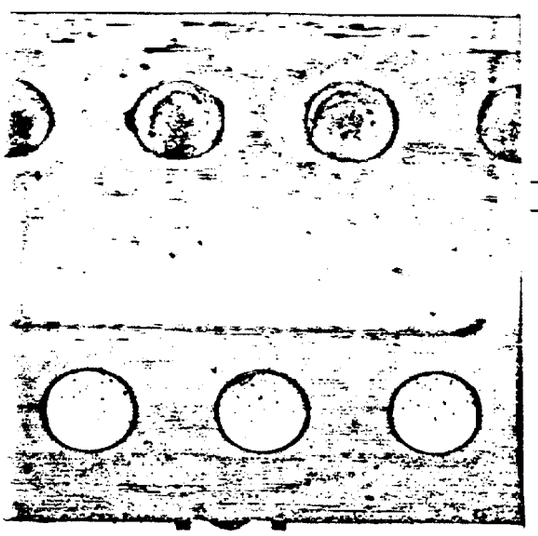
_____
Notary Public

0140802
IDENTIF. & REFERENCE

96 JAN 16 AM 9:33
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

7713 01/16 0101 03CHECK 323.32





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

RECEIVED OF _____

FOR _____

BOOK 9917 PG 605

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 84950.00
CON TX 314.32
PRFEE 1.00
WDEED 8.00
TOTAL 323.32
CHECK 323.32

01/26/96 01 09:35 0001 7718

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0140802
IDENTIF. & REFERENCE

96 JAN 16 AM 9:33
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 996028