THIS INSTRUMENT WAS PREPARED BY
Stokes & Bartholomew
3310 West End Avenue, Suite 410.
Nashville, Tennessee 37203

BOOK 9918 PG 305

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 19 96.

Notary Public

MY COMMISSION EXPIRES: 5-25-99
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sanford J. Singer (NAME)	Leader Federal Bank For Savings (NAME)	105-13-116
1503 Elmwood Avenue (ADDRESS)	158 Madison Avenue (ADDRESS)	
Nashville, Tennessee 37212 (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, Lynda D. Dilgard, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sanford J. Singer

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 the westerly 1/2 of Lot 77 on the Plan of Belmont Land Company's Subdivision called Bemont Heights, of record in Plat Book 421 at page 34, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 77 fronts 50 feet on the southerly margin of Elmwood Avenue and extends back between parallel lines 188 feet to the northerly margin of a 23 foot alley.

BEING the same property conveyed to Lynda D. Dilgard, a single person, by deed from Mark Christian and spouse Peggy A. Christian, of record in Book 9262, page 553, Register's Office for Davidson County, Tennessee.

95 JAN 16 PM 1:34
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
0110994

unimproved ( )
This is improved (X) property, known as 1503 Elmwood Avenue, Nashville, Tennessee 37212
(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 15th day of January 19 96

Lynda D. Dilgard

Lynda D. Dilgard

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 Lynda F. Dilgard, an unmarried person

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 Nashville, Tennessee, this 15th day of January, 19 96.

Commission expires 5-5-96

_____, 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 _____.

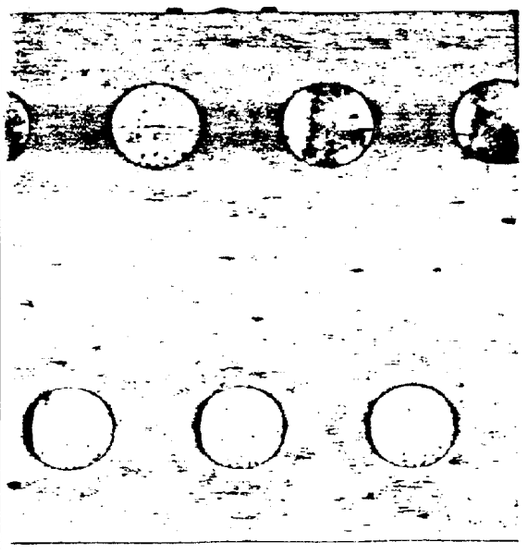
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

7923 02/15 01:01 03CHECK

5.1.83





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9918 PG 307

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
135900.00
CON TX 502.83
PRFEE 1.00
MTEED 8.00
TOTAL 511.83
CHECK 511.83

01/16/96 01 13:38 0001 7928

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0140994
IDENTIFICATION REFERENCE

96 JAN 16 PM 1:34

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 996237