First Title & Escrow Co., Inc.
Box #9B

BOOK 9940 PG 838

#13611

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Penny C. Wilmoth	Leader Federal Bank for Savings	MAP and PARCEL
	Attn: Tax Dept.	
233 Charleston Drive	P.O. Box 2926	18-7-113
Goodlettsville, TN 37072	Memphis, TN 38101	

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, **Byron G. Davenport and Patricia Ann Davenport, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Penny C. Wilmoth, unmarried** (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:

BEING Lot No. 63 on the Plan of Charleston Square, Section 2, of record in Book 5200, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Byron G. Davenport and wife, Patricia Ann Davenport by warranty deed from Slate and Sweeney Construction Company of record in Book 5520, Page 884, Register's Office, Davidson County, Tennessee.

This is property with a common address of 233 Charleston Drive, Goodlettsville, TN 37072.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5200, Page 133, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 5398, Page 674, and in Book 5439, Page 204, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $119,000.00

Affiant

Subscribed and sworn before me this 31st day of January, 1996.

Notary Public

My Commission Expires: 5/23/98

NOTARY PUBLIC AT LARGE

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 **31st** day of **January, 1996.**

Byron G. Davenport

Patricia Ann Davenport

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 **Byron G. Davenport and Patricia Ann Davenport, 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 **31st** day of **January, 1996.**

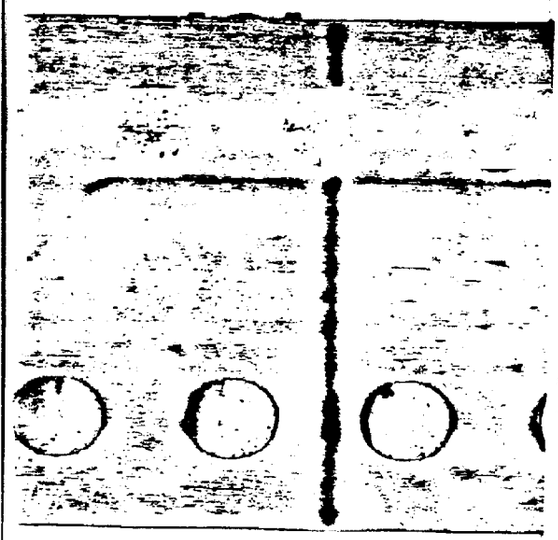
Notary Public
My Commission Expires: 5/23/98

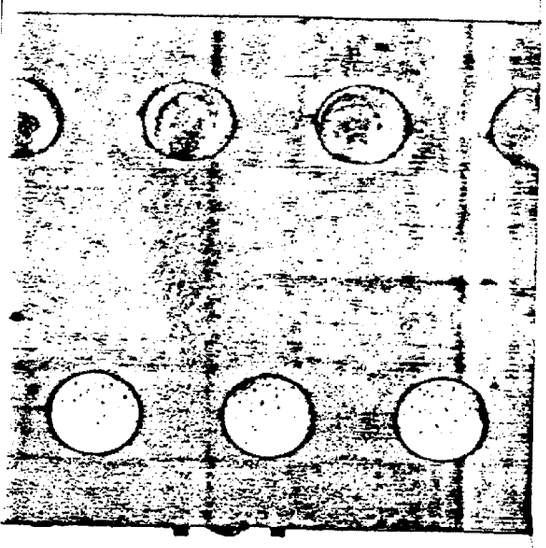
File No. 9601-023

0148091
IDENTIF. A REFERENCE

96 FEB -7 AM 11:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5546 02/07 0101 03CHECK 449.30





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

RECEIVED OF _____

FOR _____

BOOK 9940 PG 840

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 119000.00
CON TX 440.30
PRFEE 1.00
WDEED 8.00
TOTAL 449.30
CHECK 449.30 001 5546

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0148091
IDENTIF. # REFERENCE

96 FEB -7 AM 11:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1003768