BOOK 9958 PG 519

File in Box No. 19 B

WARRANTY DEED

STATE OF TENNESSEE #96-2-85-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,250.00

Donald O. Peterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 19 96

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONALD O. PETERSON (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	MAP 142-11
7116 Patten Lane (ADDRESS)	158 Madison Avenue (ADDRESS)	PARCEL 041
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Memphis, TN 38103 (CITY) (STATE) (ZIP)	FB #09D-26115

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, BRADLEY E. JACOB D/B/A RACHELLE HOMES, AND WIFE, SHARON L. JACOB, SIGNING PRO FORMA TO PERFECT LIEN ONLY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD O. PETERSON AND WIFE, ROBERTA A. PETERSON

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. 89 on the Plan of Valley West, Section 2, as of record in Book 3600, Page 86, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Bradley E. Jacob D/B/A Rachelle Homes, by Deed from Dr. Mallappa Gowda, of record in Book 9784, Page 46, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SHARON L. Jacob, wife of the above named Bradley E. Jacob, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of SHARON L. JACOB pursuant to a Power of Attorney executed by her on the 29th day of April, 1992, of record in Book 8621, Page 961, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7116 Patten Lane, Nashville, TN 37221
(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 23rd day of February 19 96

BRADLEY E. JACOB D/B/A RACHELLE HOMES
Sharon L. Jacob
BY: Sharon L. Jacob By Bradley E. Jacob attorney in fact
Bradley E. Jacob, Attorney-in-Fact

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 BRADLEY E. JACOB D/B/A RACHELLE HOMES, 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 for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 23rd day of February, 1996.

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7/24/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of February, 1996, before me personally appeared BRADLEY E. JACOB, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of SHARON L. JACOB, and acknowledged that he executed the same as the free act and deed of the said SHARON L. JACOB.

Notary Public

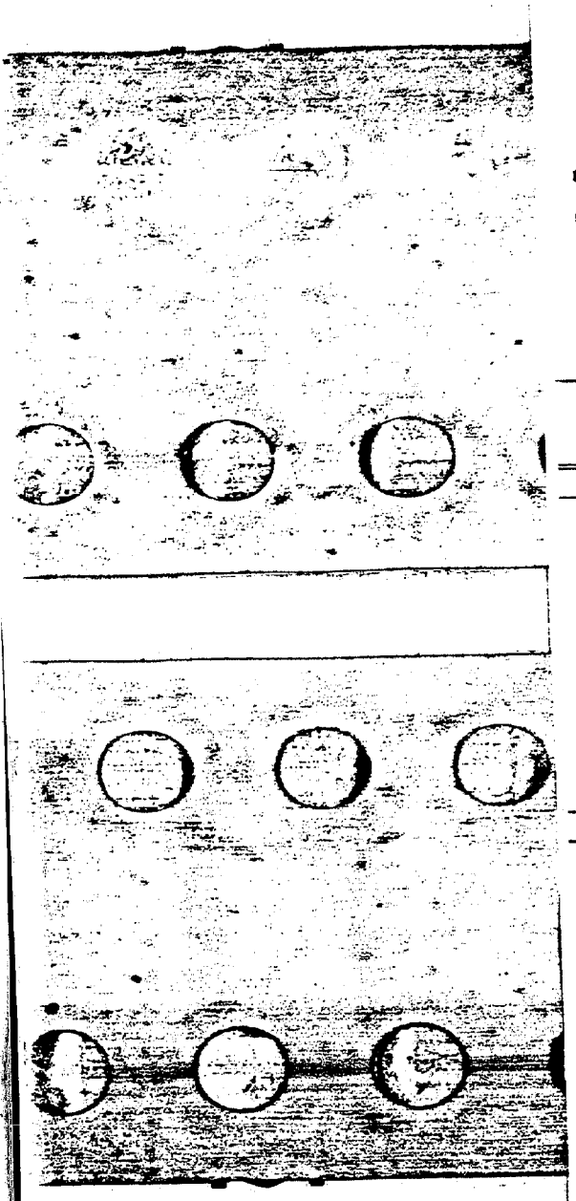
PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7/24/99

0153942
IDENTIF. ↑ REFERENCE

96 FEB 27 AM 10:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1803 02/27 0101 03CHECK 575.84



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

RECEIVED OF _____

FOR _____

BOOK 9958 PG 521

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 153250.00
CON TX 566.84
PRFEE 1.00
WDEED 8.00
TOTAL 575.84
CHECK 575.84

02/27/96 01 10:37 0001 1803

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0153942 IDENTIF. # REFERENCE

96 FEB 27 AM 10:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1009953