BOOK 10007 PG 856 1580-1 1/4

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April 19 96

Lillian K. Boyle
Notary Public

MY COMMISSION EXPIRES: 11-28-98
(AFFIX SEAL)

LILLIAN K. BOYLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERIC J. BENTLEY (NAME)	LEADER FEDERAL BANK (NAME)	MAP 104-13
204 Carden Avenue (ADDRESS)	P.O. Box 2926 (ADDRESS)	PARCEL 052.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	26W-08635

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, LAWRENCE E. SCHWARTZ AND WIFE, JEAN M. SCHWARTZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIC J. BENTLEY AND WIFE, LEAH KRAUTH BENTLEY

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. 18 on the Plan of Bransford Realty Co's Subdivision of certain lots in Whitland Realty Co's Subdivision, of record in Book 547, page 53, said Register's Office, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Lawrence E. Schwartz and wife, Jean M. Schwartz, by Deed from Jack Deaver Norton and wife, Emily H. Norton, of record in Book 7061, Page 982, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 497, Page 197, and Book 675, page 35, 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.

~~THIS instrument is being executed in behalf of~~ Lawrence E. Schwartz pursuant to a Power of ~~Attorney~~ executed by same on the ____ day of March, 1996, and ~~being filed~~ for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 204 Carden Avenue, Nashville, TN 37205
(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 our hand s this 4th day of April, 19 96

Lawrence E. Schwartz
LAWRENCE E. SCHWARTZ

Jean M. Schwartz
JEAN M. SCHWARTZ

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 LAWRENCE E. SCHWARTZ AND WIFE, JEAN M. SCHWARTZ

the bargainor S, with whom I am personally acquainted or 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 4th day of April 19 96.

Commission expires 11-28-98

LILLIAN K. BOYLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lillian K. Boyles
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_____.

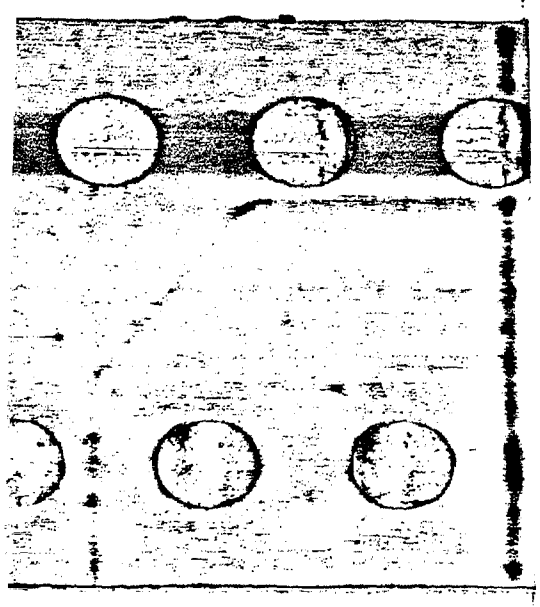
My commission expires _____

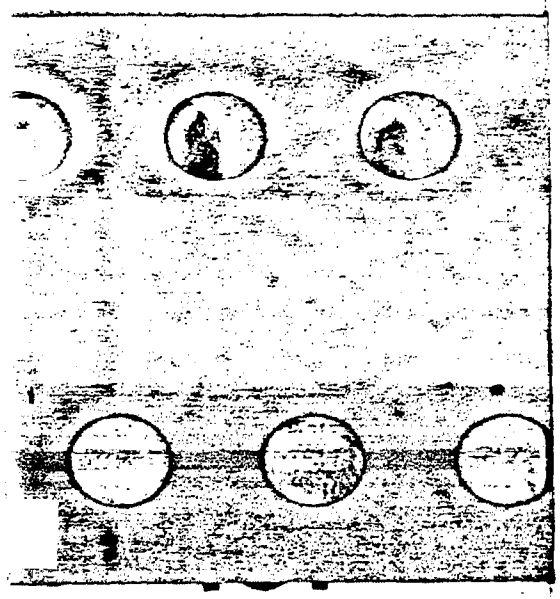
_____
Notary Public

01688806
IDENTIF. ↑ REFERENCE

96 APR -8 PM 2:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7727 04/08 0101 03CHECK 767.87





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

RECEIVED OF _____

FOR _____

BOOK 10007 PG 858

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
205100.00
CON TX 758.87
PRFEE 1.00
WDEED 8.00
TOTAL 767.87
CHECK 767.87
04/08/96 01 14:48 0001 7727

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0168806
IDENTIF. ↑ REFERENCE

96 APR -8 PM 2:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1025714