BOOK 10013 PG 129

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Jerry A. Vanek]	Leader Federal Bank for Savings]	MAP and PARCEL]
[1406 Fatherland Street]	Attn: Tax Dept.]	83-13-303]
[Nashville, TN 37206]	158 Madison Avenue]	]
	Memphis, TN 38103]	

[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, **Edgar T. Short, Jr. and Donna Louise Short, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Jerry A. Vanek, 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:

Land in Davidson County, Tennessee, being Lot No. 109 on Block "L" on the Plan of Lindsley Home Place, as of record in Plan Book 2, Page 92, Chancery Court at Nashville.

Said Lot No. 109 fronts 50 feet on the southerly side of Fatherland Street and runs back between parallel lines 156 feet to an alley.

BEING the same property conveyed to Edgar T. Short, Jr. and wife, Marjorie C. Short by warranty deed from Robert N. Gambill and wife, Christine Gambill of record in Book 5001, Page 444, Register's Office for Davidson County, Tennessee. The said Edgar T. Short, Jr. and Marjorie C. Short later divorced and Marjorie C. Short quitclaimed her interest in said property by quitclaim deed appearing of record in Book 5515, Page 412, said Register's Office. See also quitclaim deed appearing of record in Book 6374, Page 555, said Register's Office.

This is property with a common address of 1406 Fatherland Street, Nashville, TN 37206.

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 2, Page 92, said Register's office and all matters therein.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $30,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 9th day of April, 1996.]
[ ]
[My Commission Expires: July 14, 1999 Notary Public]

SMITH & ARCHER * NOTARY PUBLIC * DAVIDSON CO. TENN.

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 **9th** day of **April, 1996**.

Edgar T. Short, Jr.

Edgar T. Short, Jr.

Donna Louise Short

Donna Louise Short

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 **Edgar T. Short, Jr. and Donna Louise Short, 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.

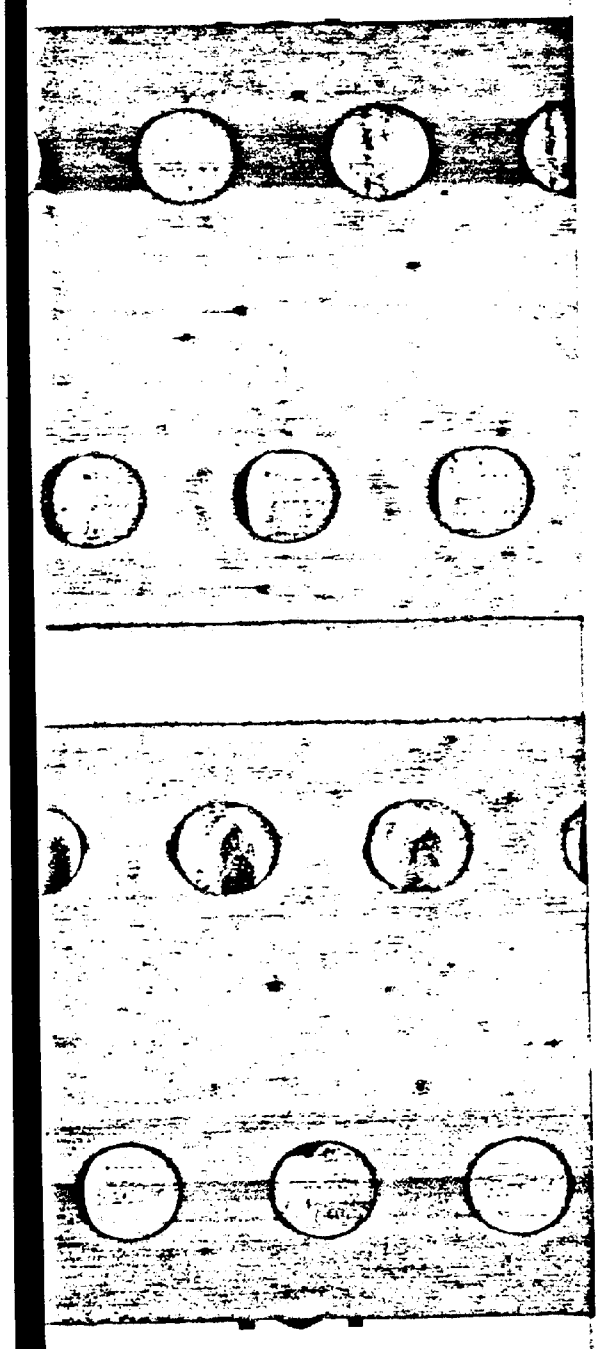
Witness my hand and official seal at **Nashville,**, Tennessee, this **9th** day of **April, 1996**.

Notary Public
My Commission Expires: July 1, 1997

File No. 9604-142

0170487
IDENTIF. + REFERENCE
96 APR 12 AM 9:29
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

9566 04/12 0101 03CHECK 120.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10013 PG 131

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	30000.00
CON TX	111.00
PRFEE	1.00
WDEED	8.00
TOTAL	120.00
CHECK	120.00

04/12/96 01 09:31 0001 9566

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01704487
IDENTIF. ← REFERENCE

96 APR 12 AM 9:29
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1027532