BK 10022 PG 96

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Roy W. Rees, II
Affiant

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

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROY W. REES, II (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	78-O-81
5259 TIDWELL HOLLOW ROAD (ADDRESS)	158 MADISON AVENUE (ADDRESS)	13D-51510
NASHVILLE, TN 37218 (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, RITA S. CHAMBERS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROY W. REES, II AND WIFE, CARROLL K. REES

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, and being more particularly described according to a survey by BRUCE RAINEY & ASSOCIATES, dated April 20, 1978 and a survey by JOHN B. KOHL, III, dated April 11, 1996, as follows:

BEGINNING at a point in the northwesterly margin of Tidwell Hollow Road, said point being the northeasterly corner of the property conveyed to Clyde F. Lovell and wife, by deed of record in Book 4472, page 385, said Register's Office; thence with Lovell's North boundary line, North 40 degrees 31 minutes 51 seconds West 1,520.29 feet to a point; thence North 57 degrees 32 minutes 52 seconds East 103.26 feet to a point; thence North 39 degrees 33 minutes 05 seconds East 99.27 feet to a point; thence South 40 degrees 31 minutes 51 seconds East 1,523.72 feet to a point in the northwesterly margin of Tidwell Hollow Road; thence with same, South 49 degrees 43 minutes 10 seconds West 200 feet to the point of BEGINNING.

BEING the same property conveyed to RITA S. CHAMBERS, by deed from Oran S. Demonbreun, Jr. and wife, Audrey Demonbreun, of record in Book 9155, page 467, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

*** CONTINUED ***

This is unimproved ( ) improved (X) property, known as 5259 TIDWELL HOLLOW ROAD, NASHVILLE, TN 37218
(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 19th day of April 19 96

Rita S. Chambers

RITA S. CHAMBERS

BOOK 10022 PG 97

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 RITA S. CHAMBERS, UNMARRIED

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 19th day of April, 19 96

Commission expires July 26, 1997

I. DYKE TATUM
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

1733 04 22 3:11 03C-ECK 538.00

*** CONTINUATION

SOURCE OF DESCRIPTION: Survey dated April 11, 1996, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

96 APR 22 AM 9:35

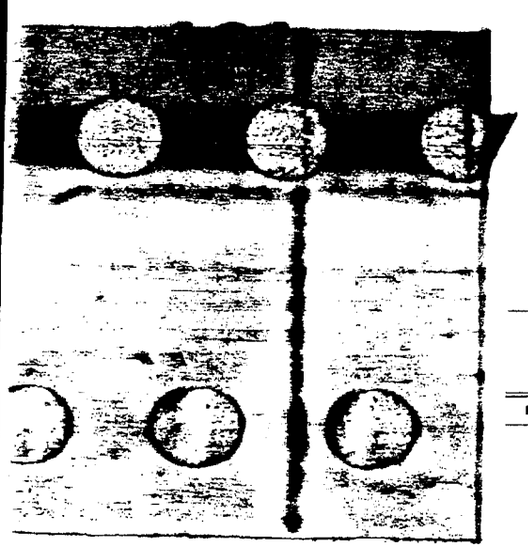
0173490

IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10022 PG 98

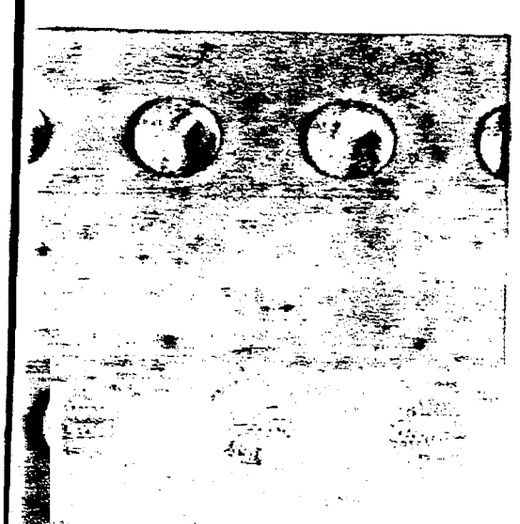
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MC MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DART
170000.00
[illegible] 629.00
PRFEE 1.00
MTEEE 8.00
TOTAL 638.00
CHECK 638.00

04/22/96 01 09:37 0002 2783

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0173490
IDENTIF. # REFERENCE

96 APR 22 AM 9:35

REGISTER
DAVIDSON COUNTY, TN.

No. 1030716