BOX 15

book 10032 pg 697

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value whichever is greater, for this transfer is $ 139,900.00
Subscribed and sworn to before me, this the 26 day of
April 19 96

Affiant

My commission expires: 3-25-2000
(Affix Seal)

Notary Public

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TE

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. 6G19923 Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215	
ADDRESS OF NEW OWNER: Larry J. Madden	SEND TAX BILLS TO: Leader Federal Bank for Savings
102 Hicks Road, Unit 3 STREET ADDRESS	P.O. Box 2926 STREET ADDRESS
Nashville, TN 37221 CITY STATE ZIP	Memphis, TN 38101-2926 CITY STATE ZIP
MAP & PARCEL NO. Part of 142 336	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Southwinds Development, Inc.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Larry J. Madden and wife, Rebecca/Madden

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 3 on the Plan of Final Plat Devon Close Town Homes, of record in Plat Book 9700 at page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to Southwinds Development, Inc. by Quitclaim Deed of record in Book 9914 page 104, Register's office for said County.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

0176710
IDENTIF. ↑ REFERENCE
96 APR 30 PM 4:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 102 Hicks Road, Unit 3, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 26 day of April , 1996

Southwinds Development, Inc.

by:
Kerry H. Eason, Vice President

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

BOX 15

BOOK 10032 PG 698

State of Tennessee
County of

On this day of , 19 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

State of Tennessee
County of

On this day of , 19 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Kerry H. Eason, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal on April 26, 1996

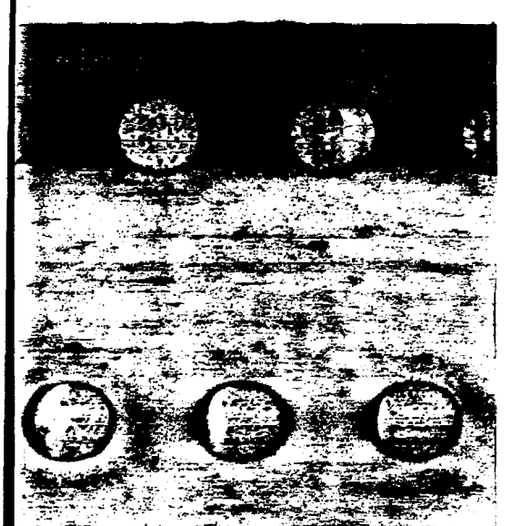
My Commission Expires:

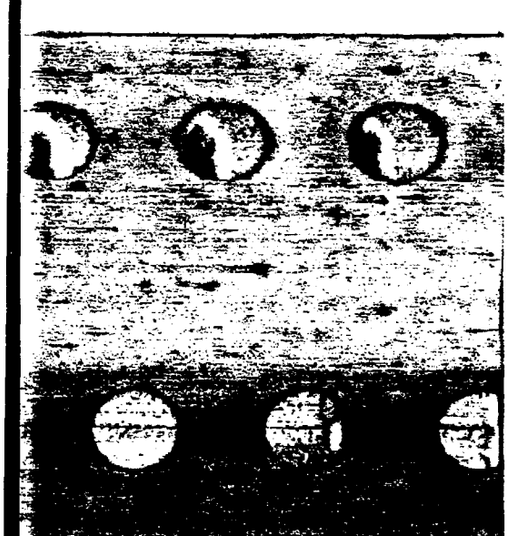
JERRI A. YOUNG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires March 21, 1998

Notary Public: Jerri A. Young

6141 04/30 0:01 03CHECK 526.63





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

RECEIVED OF _____

FOR _____

BOOK 10032 PG 699

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 139900.00
				CON TX 517.63
				PRFEE 1.00
				WDEED 8.00
				TOTAL 526.63
				CHECK 526.63
04/30/96	01			16:17 0001 6141

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176710 IDENTIF. ↑ REFERENCE

96 APR 30 PM 4:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1034183