Bk 50.B

THIS INSTRUMENT WAS PREPARED BY
Stokes & Bartholomew
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 10068 PG 556

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: 7-5-99
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven A. Leake (NAME)	Leader Federal Bank For Savings (NAME)	104-05-217
3622 Westbrook Avenue (ADDRESS)	158 Madison Avenue (ADDRESS)	
Nashville, TN 37205 (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, Randolph Scott Jackson, Jr. and wife, Elizabeth J. Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven A. Leake and Peri Sue Dionas, both unmarried

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 the easterly 50 feet of the westerly 55 feet of Lot No. 492 on the Plan of Richland Realty Co.'s Division "C", as of record in Plat Book 421, page 31, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of Lot No. 492 fronts 50 feet on the northerly side of Westbrook Avenue and runs back 201 feet, more or less, on the westerly line and 203 feet, more or less, on the easterly line, to an alley, and measures 50 feet thereon.

BEING the same property conveyed to Randolph Scott Jackson, Jr. and wife, Elizabeth J. Jackson by deed from Heritage Properties, Inc., a Tennessee corporation, of record in Book 9348, page 876, Register's Office for Davidson County, Tennessee.

0187422 IDENTIF. ↑ REFERENCE

96 MAY 31 PM 2:19
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

7745 05/31 0101 03CHECK 726.80

unimproved ( )
This is improved (X) property, known as 3622 Westbrook 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 29th day of May 19 96

Randolph Scott Jackson, Jr.

Elizabeth J. Jackson

BOOK 10068 PG 557

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 Randolph Scott Jackson, Jr. and wife, Elizabeth J. Jackson

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 29th day of May, 19 96.

Commission expires 5-5-99

Notary Public

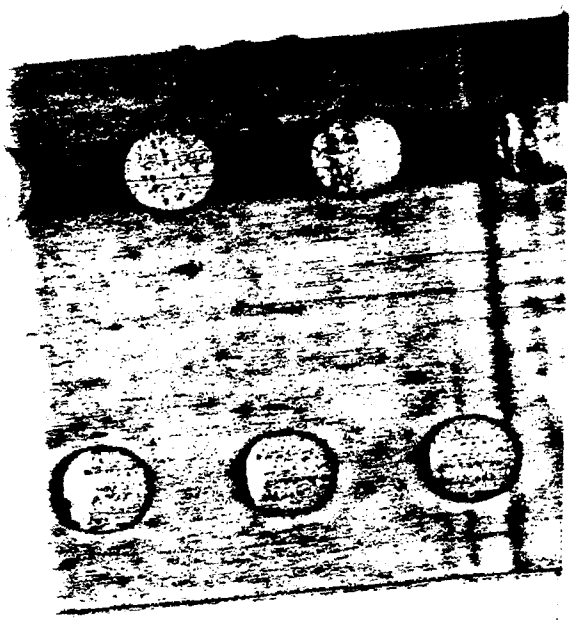
STATE OF TENNESSEE
COUNTY OF

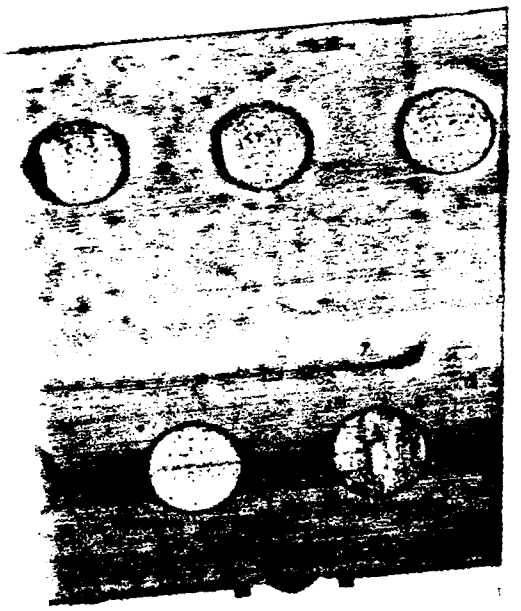
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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





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

RECEIVED OF _____

FOR _____

BOOK 10068 PG 558

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 194000.00
CON TX 717.80
PRFEE 1.00
WDEED 8.00
TOTAL 726.80
CHECK 726.80
05/31/96 01 14:22 0001 7745

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187422
IDENTIF. & REFERENCE

96 MAY 31 PM 2:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1045639