Box 50-1

BOOK 10102 PG 834

WARRANTY DEED

Return To:
BANKERS TITLE & ESCROW CORPORATION
3310 West End Avenue #Floor 4
NASHVILLE, TENNESSEE 37203
(615) 292-5900

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,900.00

Paula Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Paul Scott (NAME)	Leader Federal Bank for Savings (NAME)	155-8C-53C0
6692 Autumnwood Drive (ADDRESS)	158 Madison Avenue (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Memphis, Tennessee 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, William C. Demetree and Lee Chira

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Paul Scott and Kimberly S. Wilhelm

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. 53, on the plan of Poplar Creek Estates, Phase II, of record in Book 6900, pages 339 through 347, and as amended in Book 7900, pages 888 and 889, Register's Office for Davidson County, Tennessee, to which plans reference is made for a more complete description.

Being the same property conveyed to William C. Demetree and Lee Chira by deed from Lee Chira, Trustee of record in Book 9853, page 568, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.
Linda J. Knudsen executes this instrument as power of attorney for the Grantors by the authority given under those powers of attorney of record in Book 8436, Page 860, Book 8813, Page 432 and Book 8813, page 433, said Register's Office.

Upon oath, William C. Demetree and Lee Chira warrant, covenant and certify that the subject property is not their homestead as defined by Statute.

unimproved ( )
This is improved (X) property, known as 6692 Autumnwood Drive, Nashville, Tennessee 37221
(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 26th day of June 19 96

William C. Demetree by Linda J. Knudsen Attorney in Fact
William C. Demetree

Lee Chira by Linda J. Knudsen Attorney in Fact
Lee Chira

BOOK 10102 PG 835

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Demetree and Lee Chira

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 Brentwood, Tennessee, this 26th day of June 19 96.

Commission expires _____

_____
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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of June, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Linda J. Knudsen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William C. Demetree and Lee Chira, and acknowledged that she executed the same as the free act and deed of the said William C. Demetree and Lee Chira.

Witness my hand and official seal at office this 26th day of June, 1996.

My Commission Expires:
12-9-97

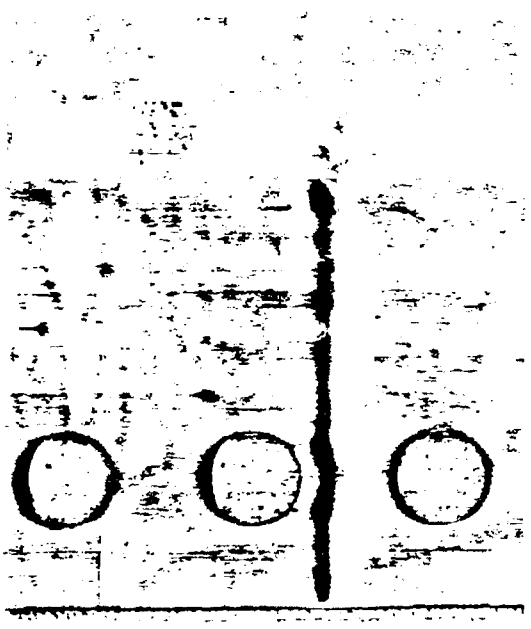
Notary Public

0197962
IDENTIFICATION REFERENCE

96 JUN 28 PM 2:36

DAVIDSON COUNTY, TN.

7117 06/28 0101 03CHECK 600.63



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

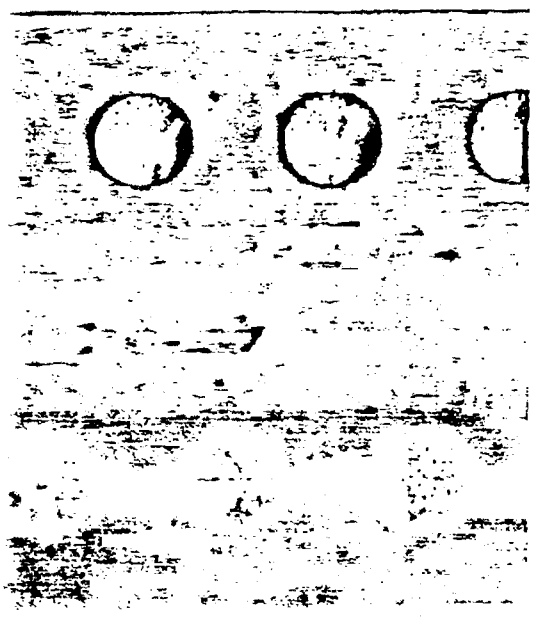
RECEIVED OF _____

FOR _____

BOOK 10102 PG 836

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	159900.00
CON TX	591.63
PRFEE	1.00
WDEED	8.00
TOTAL	600.63
CHECK	600.63

06/28/96 01 14:43 0001 9117

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197962
IDENTIFICATION REFERENCE

96 JUN 28 PM 2:37

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1056865