File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10103 PG 583

#13851

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
COLIN M. ELLIOT (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	116-15
433 Lynnwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	55
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	

FOR AND IN 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, W. DAVID TUCKER AND WIFE, SALLY ATKINSON TUCKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO COLIN M. ELLIOT AND WIFE, GLORIA L. ELLIOT

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 77-B of Block 7 on the Map of Royal Oaks Land Company Subdivision, of record in Plat Book 421, pages 102 and 103, and on the Resubdivision of Parts of Royal Oaks Land Company Subdivision, of record in Plat Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee, and being the north part of Lot No. 110 on the Map of Royal Oaks Land Company Subdivision of record in Plat Book 421, pages 102 and 103, and on the Resubdivision of Parts of Royal Oaks Land Company Subdivision, of record in Plat Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 77-B and part of Lot No. 110 adjoin and front together 125 feet on the west side of Lynwood Boulevard and run back between lines 303 feet 6 inches, more or less, to a dead line on which it measures 110 feet.

Being the same property conveyed to W. David Tucker and wife, Sally Atkinson Tucker by deed from Edward Thomas McDougal and wife, Sandra B. McDougal of record in Book 8973, page 318, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1996 which have been prorated and assumed by the Grantees; (2) Easement of record in Book 5787, page 180; and (3) All matters appearing on the plans of record in Plat Book 421, pages 102 and 103, and Plat Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.

0198176
IDENTIFICATION REFERENCE
96 JUN 28 PM 4:20
REGISTER
DAVIDSON CO. TN.

7333 06/28 0101 03CHECK 1263.30

This is improved (XX) unimproved ( ) property, known as 433 Lynnwood Boulevard, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of June, 19 96.

W. David Tucker by Sally Atkinson Tucker
W. DAVID TUCKER
BY: SALLY ATKINSON TUCKER, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

Sally Atkinson Tucker
SALLY ATKINSON TUCKER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SALLY ATKINSON TUCKER with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of June, 96

My commission expires 11/20/96 Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SALLY ATKINSON TUCKER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the ~~said~~ W. DAVID TUCKER and is authorized by the said W. DAVID TUCKER to execute this instrument on his behalf.

Witness my hand at Office, this 26th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 11/20/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 339,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 1996

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM: W. DAVID TUCKER AND WIFE, SALLY ATKINSON TUCKER

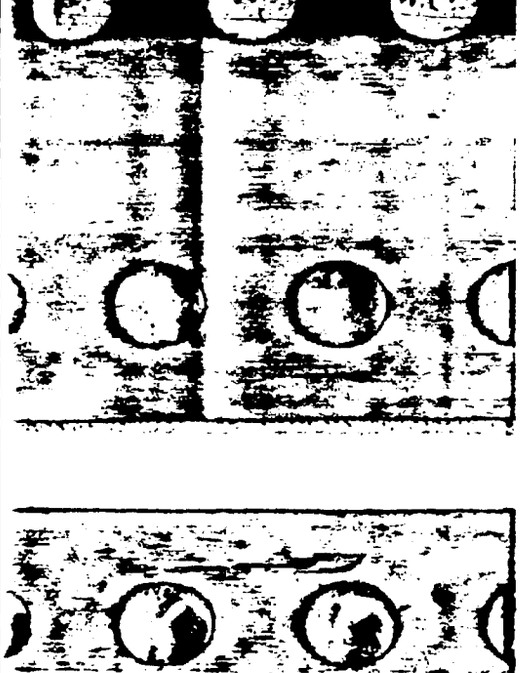
TO: COLIN M. ELLIOT AND WIFE, GLORIA L. ELLIOT

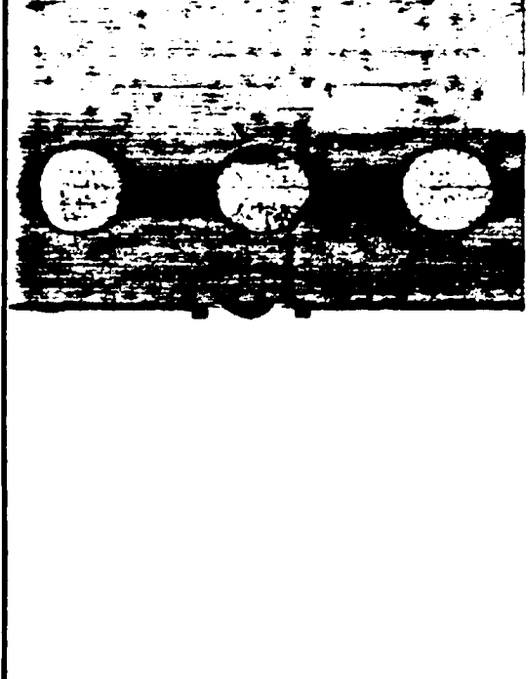
PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 10103 PG 585

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
339000.00
CON TX 1254.30
PRFEE 1.00
WDEED 8.00
TOTAL 1263.30
CHECK 1263.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198176
IDENTIFICATION REFERENCE

96 JUN 28 PM 4:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

06/28/96 01 16:27 0001 9333

No. 1057081