PREPARED BY AND RETURN TO

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10107 PG 93

W & I Ref: ghb Title No: 37846
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carolyn F. Fiser 6026 Sedberry Road, #35B Nashville, TN 37205	Leader Federal Bank for Savings 158 Madison Avenue Memphis, Tennessee 38101-0275

TAX MAP-PARCEL NUMBERS: 116-13-A-002

WARRANTY DEED

[illegible] 697.20

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia P. Derryberry, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carolyn F. Fiser, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A condominium apartment in Davidson County, Tennessee, being Building Site No. 35-B of Condominium Plat of Lots 35-36 of Harding Park, Sec. 2 Lots 35-38, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown o the plan to the Master Deed of record in book 5050, page 15, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Patricia P. Derryberry by deed from Ted Welch, Trustee of record in Book 5104, page 608, Register's Office for Davidson County, Tennessee.

Description Reference: Described accor[illegible]g to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5095, Page 181, amended in Book 5103, page 727 and Book 5173, page 527, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 6026 Sedberry Road, #35B, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's

heirs and assigns, against the lawful claims of all persons whomsoever. BOOK 10107 PG 94

WITNESS THE EXECUTION HEREOF this 1st day of July, 1996.

Patricia P. Derryberry

State of Tennessee
County of Davidson

On this 1st day of July, 1996, before me the undersigned authority, personally appeared **Patricia P. Derryberry**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 186000.00

Affiant

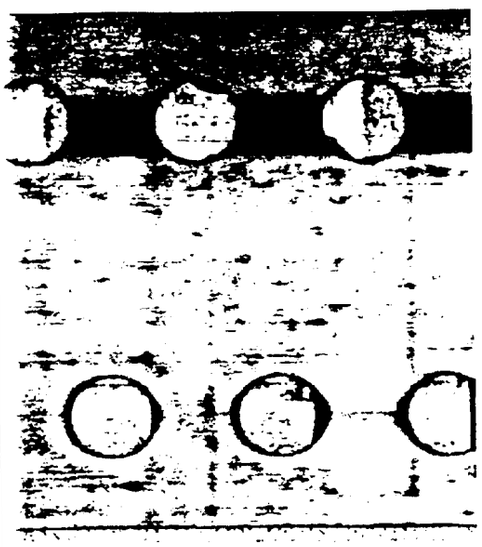
Sworn and subscribed before me on the 1st day of July, 1996.

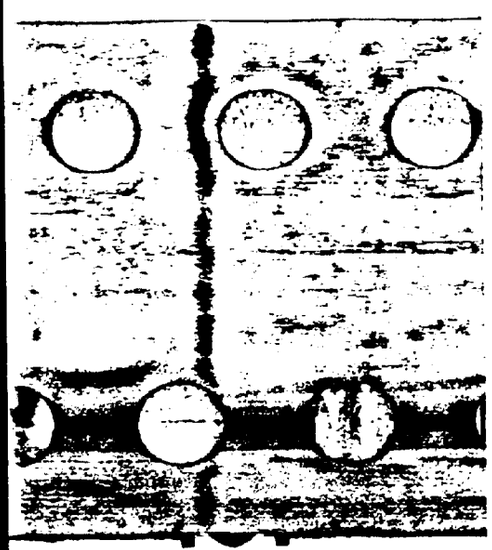
My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

96 JUL -2 AM 9:40

0199232





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

RECEIVED OF _____

FOR _____

BOOK 10107 PG 95

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

	AMT
	136000.00
CON TX	683.20
PRFEE	1.00
WDEED	8.00
TOTAL	697.20
CHECK	697.20

07/02/95 01 09:43 0001 0480

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199232
IDENTIFICATION REFERENCE

95 JUL -2 AM 9:40

DAVIDSON

No. 1058215