[redacted]

4

BOOK 10115 PG 31

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRIAN J. COTE (NAME)	LEADER FEDERAL BANK (NAME)	MAP 118-14
3615 ROBIN ROAD (ADDRESS)	158 MADISON AVENUE (ADDRESS)	PARCEL 24.00
NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP)	MEMPHIS, TN 37101-0275 (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, JANIE D. WHITE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRIAN J. COTE AND WIFE, BLAIR COTE

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. 5 on the Plan of Marengo Park, Section "C" of record in Plat Book 1130, page 21, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Said Lot No. 5 fronts 75 feet on the westerly margin of Robin Road and extends back 200.8 feet on the northerly line and 196.5 feet on the southerly line to a dead line in the rear, measuring 77.3 feet thereon.

Being the same property conveyed to Janie D. White by deed from Daniel B. Prince and wife, Barbara A. Lesch of record in Book 6867, page 281, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 3615 ROBIN ROAD, NASHVILLE, TENNESSEE 38[illegible] $38.00
(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 my hand this 8th day of July 19 96

Janie D. White
JANIE D. WHITE

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 JANIE D. WHITE, UNMARRIED

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 8th day of July 19 96

Commission expires June 10, 1998

Notary Public

DEBRA HICKE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public in 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 _____.

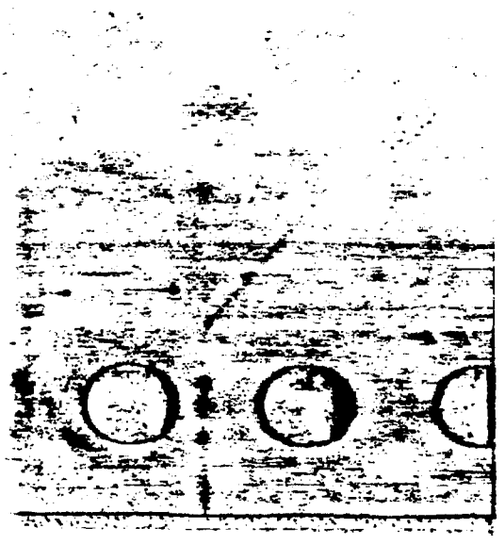
Witness my hand and official seal at office at _____ _____ on this the _____ day of _____ 19_____.

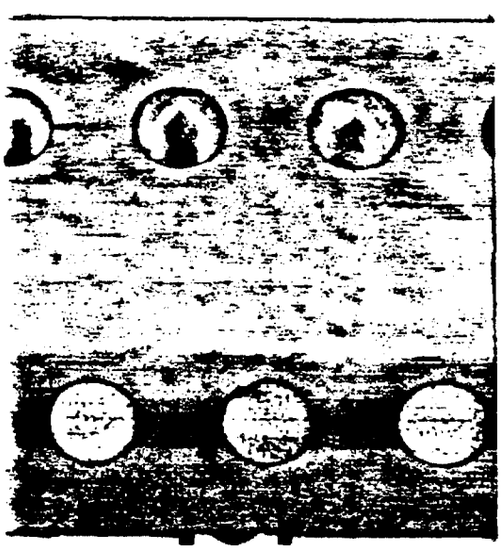
My commission expires _____

Notary Public

0201623
IDENTIF. & REFERENCE

95 JUL -9 AM 11:00





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

RECEIVED OF _____

FOR _____

BOOK 10115 PG 33

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
170000.00
CON TX 629.00
PRFEE 1.00
WDEED 8.00
TOTAL 638.00
CHECK 638.00

07/09/96 01 11:07 0001 3088

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0201623
IDENTIF. # REFERENCE

96 JUL -9 AM 11:00

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 1060795