WARRANTY DEED

BOOK 10123 PG 200

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: April 25, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, P.C., 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janie Phelan McGee (NAME)	Leader Federal Bank for Savings (NAME)	MAP 51-10
215 Ellington Place (ADDRESS)	P.O. Box 1860 (ADDRESS)	GROUP OB
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Memphis, TN 38101-1860 (CITY) (STATE) (ZIP)	PARCEL 78

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, Brenda C. Roach

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janie Phelan McGee

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:

A certain condominium apartment located in Davidson County, Tennessee, described as follows:

Unit No. 215, in a Horizontal Property Regime, which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C", of the Master Deed of record in Book 6984, page 84, Register's Office for said County, to which reference is here made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums, of record in Book 6250, page 829, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Brenda C. Roach by deed from Alvin Read Pennington and wife, Vickie E. Pennington of record in Book 10002, Page 402, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Leader Federal Bank Savings of record in Book 7259, Page 446, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

CONTINUED

unimproved ( )
This is improved (X) property, known as 215 Ellington Place, Madison, Tennessee 37115
(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 15th day of July 19 96

Brenda C. Roach

BOOK 10123 PG 201

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda C. Roach

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 Mt. Juliet, Tennessee, this 15th day of July 19 96.

Commission expires April 25, 1998

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

6035 07/17 0101 03CHECK 305.62

LEGAL DESCRIPTION CONTINUATION BOOK 10123 PG 202

This is the same description as in previous deed of record.

This conveyance is subject to By-Laws of The Ellington Place Homeowners' Association, Inc. of record in Book 6984, Page 112, Book 7000, page 140, Book 7291, page 203, Book 7780, page 215 and Book 8270, page 507 said Register's Office.

This conveyance is subject to setback lines and recorded easements of record in Book 6250, Page 829, said Register's Office.

This conveyance is subject to an easement for right-of-way of record in Book 6772, Page 477, said Register's Office.

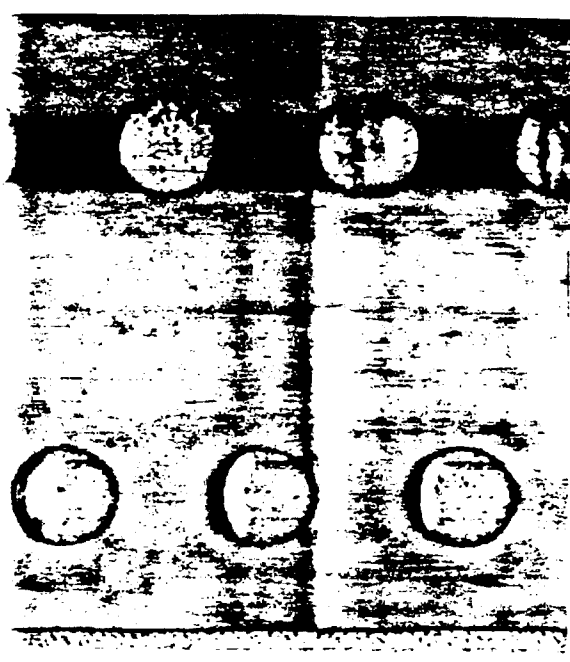
This conveyance is subject to Storm Water Detention Agreement of record in Book 6700, Page 315, said Register's Office.

0201,312

[illegible] LIRENCE

96 JUL 17 AM 9:03

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

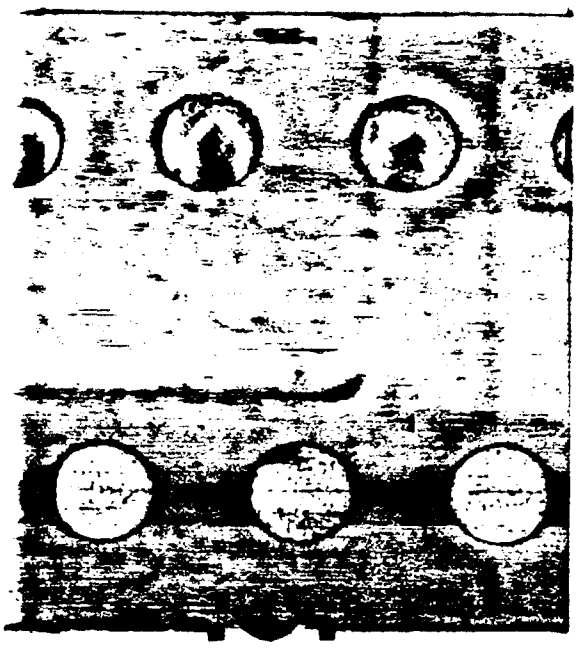


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10123 PG 203



CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT ~~79084.20~~
				CON TX 292.62
				PRFEE 1.00
				WDEED 12.00
				TOTAL 305.62
				CHECK 305.62
			07/17/96 01	09:05 0001 6035

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204312
IDENTIFICATION REFERENCE

96 JUL 17 AM 9:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1063699