Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #96-1120

BOOK 10125 PG 109

WARRANTY DEED

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 **Mary Ruth Bruce,*** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard L. Owen, and wife Vickie K. Owen**, 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:**

Land in Davidson County, Tennessee, Being Lot No. 1331, on the Plan of Charlotte Park, Section 17, as of record in Book 3600, pages 21 and 22, Register's Office for said County.

Said Lot No. 1331 fronts 75 feet on the northerly side of Continental Drive and extends back 166.5 feet on the easterly line and 174 feet on the westerly line, to a dead line in the rear on which it measures 75.65 feet.

Being the same property conveyed to Mary Ruth Bruce by deed of record in Book 9455, Page 659, Register's Office for said County.

* the said Mary Ruth Bruce is unmarried,

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 608 Continental Drive, Nashville, TN 37209

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 covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 12th day of July, 1996

Mary Ruth Bruce
Mary Ruth Bruce

96 JUL 18 AM 10:29
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
020493 2

BOOK 10125 PG 110

State of Tennessee)
County of Davidson)

On this the 12th day of July, 1996, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Mary Ruth Bruce**, the bargainor(s), 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.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$96,000.00**.

Affiant

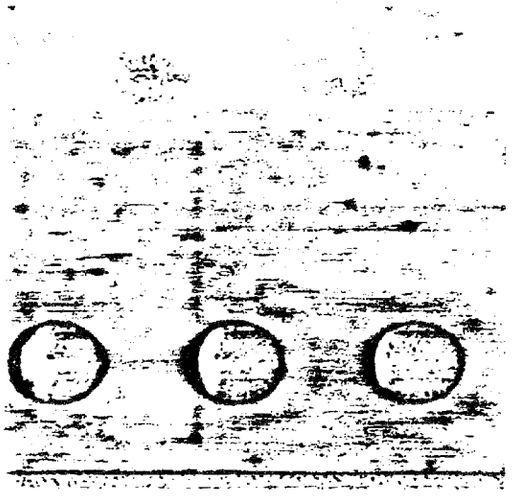
Sworn and subscribed before me on this the 12th day of July, 1996.

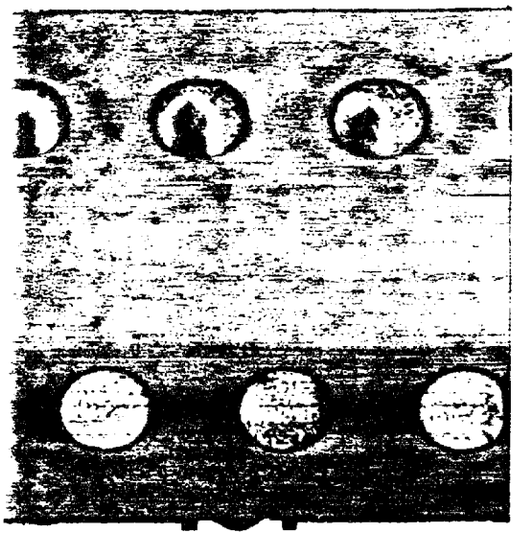
Notary Public

My Commission Expires: 11-22-97

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Richard L. Owen	Leader Federal Bank	102-3-39
608 Continental Drive	158 Madison Avenue	
Nashville, TN 37209	Memphis, TN 38101	

570007/18 01:01 03CHECK 364.20





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

RECEIVED OF _____

FOR _____

BOOK 10125 PG 111

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	96000.00
CON TX	355.20
PRFEE	1.00
WDEED	8.00
TOTAL	364.20
CHECK	364.20

07/18/96 01 10:31 0001 6700

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204932
IDENTIF. & REFERENCE

96 JUL 18 AM 10:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1064351