BOK 19B
96-6-11A

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE BOOK 10145 PG 409
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Charlene Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLENE JONES (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	MAP 081-06
2706 Aspen Drive (ADDRESS)	158 Madison Avenue (ADDRESS)	PARCEL 082
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Memphis, TN 38103 (CITY) (STATE) (ZIP)	FB 08DA-14230

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, THERESA A. DAVIS, LARRY E. HOWSE, LENNARD K. HOWSE, DIANE C. WITHERSPOON, CRYSTAL A. HOWSE, KENNETH L. HOWSE, DONNA C. HOWSE, ERIC L. HOWSE, AND THERESA Y. * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLENE JONES, UNMARRIED

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. 38 on the Map of Cumberland Gardens Subdivision, as of record in Book 2900, Pages 3 and 4, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Rosevelt G. Hunter and wife, Adalyne Howse Hunter, by Deed from Richland Development Company, of record in Book 2957, Page 111, Register's Office for Davidson County, Tennessee. The said property was further divested out of Rosevelt G. Hunter and vested in Adalyne Hunter by Divorce Decree of record in Book 4713, Page 201, said Register's Office. The said Adalyne Howse Hunter having since died, leaving Theresa Davis, Edward L. Howse, and Charlene McHenry, as her sole heirs at law. The said Edward L. Howse, having since died leaving Larry E. Howse, Lennard K. Howse, Diane C. Witherspoon, Crystal A. Howse, Kenneth L. Howse, Donna C. Howse, Eric L. Howse, and Theresa Y. Reid, as his sole heirs at law. The said Charlene McHenry having since died leaving Theresa Davis, Larry E. Howse, Lennard K. Howse, Diane C. Witherspoon, Crystal A. Howse, Kenneth L. Howse, Donna C. Howse, Eric L. Howse, and Theresa Y. Reid, as her sole heirs at law.

THIS conveyance is subject to restrictive covenants of record in Book 2909, Page 135, said Register's Office; easements and setback lines as set forth on

CONTINUED

unimproved ( )
This is improved (X) property, known as 2706 Aspen Drive, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*REID, SOLE HEIRS AT LAW

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 our hand s this 1st day of August 19 96

Theresa Davis
THERESA DAVIS

Theresa Y. Reid
TERESA Y. REID

Larry E. Howse
Larry E. Howse
By: Theresa Yvette Reid
Theresa Yvette Reid, Attorney-in-Fact

Diane C. Whiterspoon
Diane C. Whiterspoon
By: Theresa Yvette Reid
Theresa Yvette Reid, Attorney-in-Fact

Kenneth L. Howse
Kenneth L. Howse
By: Theresa Yvette Reid
Theresa Yvette Reid, Attorney-in-Fact

Eric L. Howse
Eric L. Howse
By: Theresa Yvette Reid
Theresa Yvette Reid, Attorney-in-Fact

Lennard K. Howse
Lennard K. Howse
By: Theresa Yvette Reid
Theresa Yvette Reid, Attorney-in-Fact

Crystal A. Howse
Crystal A. Howse
By: Theresa Yvette Reid
Theresa Yvette Reid, Attorney-in-Fact

Donna C. Howse
Donna C. Howse
By: Theresa Yvette Reid
Theresa Yvette Reid, Attorney-in-Fact

02110916
IDENTIF. & REFERENCE
96 AUG -5 AM 11:09
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the 1st day of August, 1996, before me personally appeared THERESA YVETTE REID, to me known to be the person (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument in behalf of LARRY E. HOWSE, LENNARD K. HOWSE, DIANE C. WHITERSPOON, CRYSTAL A. HOWSE, KENNETH L. HOWSE, DONNA C. HOWSE, AND ERIC L. HOWSE, and acknowledged that she executed the same as the free act and deed of the said LARRY E. HOWSE, LENNARD K. HOWSE, DIANE C. WHITERSPOON, CRYSTAL A. HOWSE, KENNETH L. HOWSE, DONNA C. HOWSE, AND ERIC L. HOWSE.

Notary Public

My Commission Expires: July 24, 1999

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

BOOK 10145 PG 411

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 THERESA DAVIS AND THERESA Y. REID, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 1st day of August, 1996.

Notary Public

My Commission Expires: 7-24-99

3136 08/05 0101 03CHECK 198.00

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

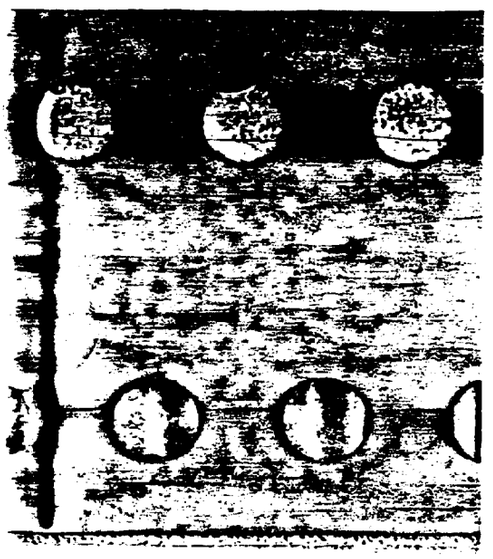
LEGAL DESCRIPTION CONTINUATION

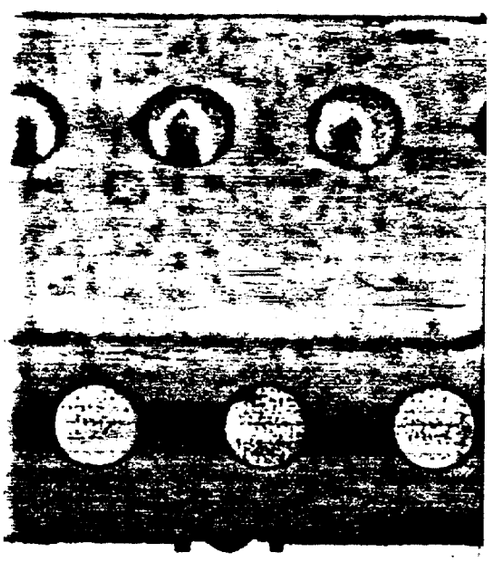
the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Larry E. Howse, Lennard K. Howse, Diane C. Witherspoon, Crystal A. Howse, Kenneth L. Howse, Donna C. Howse, Eric L. Howse pursuant to a Limited Power of Attorney executed by same on the 9th day of July, 1996, and being filed for record simultaneously herewith.

THE subject property herein is not now nor ever has been the principal place of residence of the Grantor(s) herein.

THE said Theresa Y. Reid and Theresa Yvette Reid are one and the same person.





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

RECEIVED OF _____

FOR _____

BOOK 10145 PG 412

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 12.00
TOTAL 198.00
CHECK 198.00

08/05/96 01 11:14 0001 3136

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02109916
IDENTIF. ↑ REFERENCE

96 AUG -5 AM 11:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1070709