BOOK 10175 PG 251

STATE OF TENNESSEE 96-1534
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Tracy M. Burton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 19 96.

Janis L. Duree
Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/23/98

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy M. Burton	Leader Federal Bank	73-5
(NAME)	(NAME)	
2213 Fernwood Drive	P. O. Box 1860	15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37216	Memphis, TN 38101-1860	15DZ 53830
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Rita Carol Estep Porter, Guardian for Kyle Estep

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracy M. Burton

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:

Being Lot No. 248 on the Plan of Dalewood Subdivision, Section 4, of record in Plat Book 1835, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Rita Carol Estep, Guardian for Kyle Estep by deed from Evelyn Murphy Conley, unmarried, filed of record in Book 8861, page 804, Register's Office for Davidson County, Tennessee.

The said Rita Carol Estep having since married David Porter who joins in this deed for the purpose of conveying any interest he may have in the said property.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6995, page 820, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay.

This is improved property known as 2213 Fernwood Drive, Nashville, TN 37216

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 her hand this 28th day of August, 19 96.

Rita Carol Estep Porter, guardian for Kyle Estep
Rita Carol Estep Porter

David Porter

96-1534

BOOK 10175 PG 252

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Rita Carol Estep Porter the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Hendersonville Tennessee on this the 28th day of August, 19 96.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF SUMNER

3386 09/03 0101 03CHECK 249.50

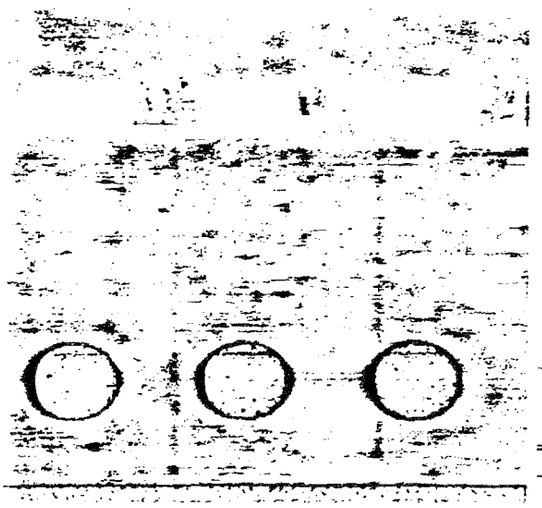
Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named Rita Carol Estep Porter, Guardian for Kyle Estep and David Porter the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~she~~ /// they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville Tennessee, this 28th day of August, 19 96.

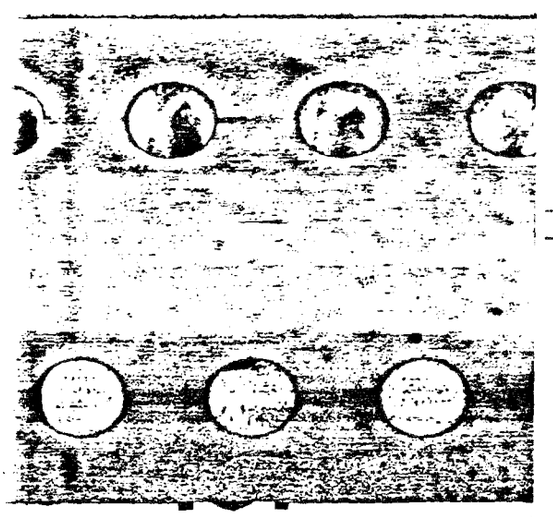
My commission expires 5/23/98

_____
Notary Public Janis L. Duree

IDENTIF. A REFERENCE

96 SEP -3 PM 1:42
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10175 PG 253

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	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	8.00
TOTAL	249.50
CHECK	249.50

09/03/96 01 13:44 0001 3386

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220480
IDENTIF. # REFERENCE

96 SEP -3 PM 1:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025894