4724 04/22 712.40- CHECK

Map 104-6
Par 161 Jsl

WARRANTY DEED

THIS INDENTURE, made and entered into this 14th day of April, 1980, by and between

BOOK 5593 PAGE 177

ALBERTINE MAXWELL, widow hereinafter called Grantor,

and

LEADER FEDERAL SAVINGS AND LOAN ASSOCIATION OF MEMPHIS hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 and the westerly part of Lot No. 7 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, Pages 124 and 125, Register's Office of said County, being more particularly described as follows:

BEGINNING at a point at the north end of the northerly return on Orleans Drive and West End Avenue, said point being in the east right-of-way of West End Avenue; thence north 36 degrees, 06 minutes, 10 seconds east 142.79 feet to an iron pin; thence south 53 degrees, 53 minutes, 00 seconds east 244.79 feet to an iron pin, said pin being in the northerly right-of-way of Orleans Drive; thence with the right-of-way of Orleans Drive south 62 degrees, 47 minutes, 25 seconds west 56.55 feet to an iron pin; thence with a curve to the right having a radius of 185.00 feet a distance of 142.49 feet to an iron pin; thence north 73 degrees, 04 minutes, 43 seconds west 82.24 feet to an iron pin; thence with a curve to the right having a radius of 28.00 feet a distance of 53.36 feet, said curve being the return for Orleans Drive and West End Avenue, to an iron pin, said pin being the point of beginning and in the easterly right-of-way of West End Avenue.

Being all or part of same property described in Davidson County Register's Book 1264, Page 188

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, ~~Grantee's heirs and assigns, in fee simple for ever, as tenants by the entirety or, if not husband and wife, then as joint tenants with right of survivorship~~ its successors and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

Any subdivision restrictions

Any existing easements

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

THE CONSIDERATION for this conveyance is Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged.

F 86000

IDENTIFICATION REFERENCE

APR 22 9 46 AM '80

FEE $ IN LIEU OF REVENUE STAMPS DAVIDSON COUNTY, TENN.

Albertine Maxwell

STATE OF TENNESSEE,
COUNTY OF Davidson

BOOK 5593 PAGE 178

On this 14th day of April, 19 80 before me personally appeared Albertine Maxwell, widow

to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she, or they executed the same as his, her or their free act and deed.

My commission expires:

My Commission Expires July 23, 1980

Carole J. Harrison
Notary Public

STATE OF TENNESSEE,
COUNTY OF SHELBY

On this _____ day of _____, 19____, before me personally appeared _____ with whom I am personally acquainted and who, upon oath, acknowledged himself to be the _____ of _____, the within named Grantor, a corporation, and that such _____, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as such _____.

WITNESS my hand and Notarial Seal at office the day and year above written.

My commission expires:

_____

_____
Notary Public

STATE OF TENNESSEE,
COUNTY OF SHELBY

On this _____ day of _____, 19____, before me personally appeared _____ and _____ and _____, with each of whom I am personally acquainted, and who, upon their several oaths, acknowledged themselves to be partners and all of the partners in _____ the within named Grantor, a partnership; and that they, as such partners, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as such partners.

WITNESS my hand and Notarial Seal at office the day and year above written.

My commission expires:

_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $271,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John K. Walt
Affiant

Subscribed and sworn to before me this the 14 day of April, 1980.

Notary Public

My commission expires:

Prepared by: WALT, DYER AND JAMES,
158 Madison Avenue,
Memphis, TN 38103

State Tax	$705.90
Register's Fee	.50
Recording Fee	$ 6.00
Total	$712.40

Person or Agency responsible for payment of taxes:
Name _____
Address _____

Property Address 3325 West End Ave Nashville, Tn.
Mail Tax Notice to Leader Fed S+L Ass. 158 Madison Ave Memphis, Tn. 38103
~~LOAN NUMBER~~ _____

Leader Federal

ATT-4, Rev. 6-77

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5593 PAGE 179

RECEIVED OF _____

FOR _____

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
			271500.00- CO	
			705.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	712.40-
4724A04/22/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 8 6 0 0 0

IDENTIFICATION REFERENCE

APR 22 9 46 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 753584