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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 1981.

Notary Public

MY COMMISSION EXPIRES: January 22, 1984

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah A. Reynolds (NAME)	Leader Federal Savings & Loan Assn. (NAME)	119-10
2811 Druid Drive (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	84
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38103 (CITY) (STATE) (ZIP)	6DA-34067

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, Clyde A. Beal, Jr., and Antonio Thomas Beal, the heirs at law of Virginia Sue Beal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah A. Reynolds, 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. 65 on the plan of Hidden Acres, of record in Book 1130, page 89, Register's Office for said County.

SAID Lot No. 65 fronts 73 feet on the westerly margin of Druid Drive and extends back 150 feet on the northerly line and 133 feet on the southeasterly line to a broken line in the rear, measuring 165 feet thereon.

BEING the same property conveyed to Virginia Sue Beal by deed from Grover Dillon and wife, Reba Dillon, of record in Book 3434, page 495, said Register's Office. The said Virginia Sue Beal died on August 14, 1980, unmarried and intestate. The only person born to or adopted by the said Virginia Sue Beal being the Grantors herein, Clyde A. Beal, Jr., and Antonio Thomas Beal.

This is unimproved ( ) improved (X) property, known as 2811 Druid Drive, Nashville, Tennessee
(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 our hand s this 26th day of May, 19 81

Clyde A. Beal, Jr.

Antonio Thomas Beal

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clyde A. Beal, Jr. and Antonio Thomas Beal, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of May 19 81.

Commission expires January 22, 1984

John W. Adams
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ 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 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

WARRANTY DEED

FROM

CLYDE A. BEAL, JR. & ANTONIO THOMAS BEAL

TO

SARAH A. REYNOLDS

G. 4. 3 7. 6 1

IDENTIF. REFERENCE

MAY 28 3 55 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

return to: row 1, box 8 jc

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

05/28/81 4.62~ . CHECK

8150

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

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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

26200.00- CO
66.12 CO TX
.50 PRFEE
6.00 MDEED
CHECK 74.62=
B150A05/20/81 RAL => .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 3 7 6 1

IDENTIF REFERENCE

MAY 28 3 55 PM '81

FELIX Z. WILSON
DAVIDSON COUNTY

No. 824354