BOOK 5866 PAGE 591 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 89,500.00 G. Stephen DeCherney Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH 19 82

John C. Adams
Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

Mail THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2033 Richard Jones Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G. Stephen DeCherney (NAME)	Leader Federal Savings & Loan Association (NAME)	
3905 Abbott Martin Road (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	116-12-117
Nashville, TN. 37215 (CITY) (STATE) (P. O ZIP)	Memphis, Tenn. 38103 (CITY) (STATE) (ZIP)	7DA-40660

STATE OF TENNESSEE

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, Keith B. Simmons et ux Kay S. Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO G. Stephen DeCherney et ux Louise K. DeCherney

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, lying in the 7th Civil District of said County, being a part of a triangular tract of land lying along the east line of Lot No. 96-A and 98 on the Map of Royal Oaks Land Company's Subdivision of the Baker tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and particularly shown on the Plan of a re-subdivision of part of Royal Oaks Subdivision, as of record in Book 974, pages 4 and 5, Register's Office, and more particularly described according to a survey made by James A. Hamilton, Jr., Surveyor, dated October 29, 1955, as follows:

BEGINNING at a point in the south margin of Abbott Martin Road at the northeast corner of Lot No. 96-A, said point being 560 feet, more or less, as measured along a slight curve, easterly from the easterly margin of Lynwood Boulevard; thence along the easterly line of Lot No. 96-A, south 5° 50' east 291 feet to the northeast corner of Lot No. 98, and continuing with the easterly line of Lot No. 98, south 16° 45' east 96.12 feet to a point; thence due east 42.74 feet to a point; thence north 8° 50' east 370.82 feet to a point in the southerly margin of Abbott Martin Road; thence with the margin of the same north 84° 30' west 157.75 feet to the beginning.

BEING the same property conveyed to Keith B. Simmons and wife, Kay S. Simmons, by deed from Elizabeth Coles Bonds Wilker, of record in Book 5080, page 908, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 3905 Abbott Martin Road (House Number) (Street) Nashville, TN. 37215 (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 MARCH, 19 82

Keith B. Simmons

Kay S. Simmons

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 Keith B. Simmons et ux Kay S. Simmons

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 MARCH 1982

Commission expires 1-22-84

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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
Keith B. Simmons

TO
G. Stephen DeCherney

G 8.4920

IDENTIF. REFERENCE

MAR 29 10 46 AM '82

FELIX P. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

mail to:

WILKINS & ADAMS
ATTORNEYS AT LAW
2033 RICHARD JONES ROAD
NASHVILLE, TENNESSEE 37215

1121 03/29 239.20- CHECK

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

8560.00- CO
238.70 CO TX
.50 PRFEE
6.00 WDEED
CHECK 239.20-
9121A03/09/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 6 4 9 2 U

IDENTIFICATION REFERENCE

MAR 29 10 46 AM '82

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 873382