BOOK 5988 PAGE 29

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 62,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER 19 82

Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins & Adams, Attorneys
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Gates Andre (NAME)	Leader Federal Savings & Loan Association (NAME)	
766 Brook Hollow Road (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	102-15-118
Nashville, TN. 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38103 (CITY) (STATE) (ZIP)	8DZ-49780

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, Bruce L. Rubin, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Gates Andre and Ellen Denise Mainegra, as joint tenants with the right of survivorship,

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. 111 on the plan of Brook Meade Section II, of record in Book 2133, page 76, Register's Office for said County.

BEING the same property conveyed to Bruce L. Rubin by deed from Erik Itz and wife, Loris A. Itz of record in Book 5323, page 241, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Bruce L. Rubin, also known as Bruce Lawrence Rubin, by Mary Jane Patten as his Attorney in Fact pursuant to a Power of Attorney attached hereto and made a part hereof by such reference thereto.

H 2 4 2 7 6

IDENTIF. REFERENCE

JAN 4 | 45 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 766 Brook Hollow Road (House Number) (Street) Nashville, TN. 37205 (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 my hand this 29TH day of DECEMBER, 19 82

Bruce L. Rubin

BY: Mary Jane Patten
Mary Jane Patten
Attorney in Fact

01/04 170.75 BCK

8976

STATE OF TENNESSEE
Davidson County

BOOK 5988 PAGE 30

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce L. Rubin

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29TH day of DECEMBER 1982

Commission expires _____

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
Bruce L. Rubin

TO
Daniel Gates Andre

Return to:
WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

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 Mary Jane Patten with whom I am personally acquainted, and who acknowledged thatshe executed the within instrument on behalf of Bruce L. Rubin as his Attorney in Fact as the free act and deed of the within named Bruce L. Rubin.

Witness my hand and official seal at Nashville, TN. this the 29th day of December, 1982.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TE

My Commission Expires:

1-22-84

SPECIAL POWER
OF ATTORNEY

BOOK 5988 PAGE 31

Effective Date: December 14, 1982	County and State: Norfolk, Virginia
PRINCIPAL (Name, Address and Zip Code) Bruce Lawrence Rubin 624 Boissevain Norfolk, VA 23507	ATTORNEY-IN-FACT (Name, Address and zip code) Mary Jane Patten 4301 Hillsboro Road Nashville, TN 37215

Principal constitutes and appoints Attorney-In-Fact to act as the true attorney for Principal and in the name, place, and stead of Principal to perform the following acts and things:

To execute, deliver and record a General Warranty Deed from Principal to Daniel G. Andre and E. Denise Mainegra (single persons) or as husband and wife, if married, as tenants by the entireties or joint tenants with right of survivorship, or as the parties so identified shall choose to name themselves and take title, conveying fee simple title to the following real property: Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Brook Meade Subdivision, Section 2, of record in Book 2133, page 76, Register's Office for said County.

Beginning at a point in the easterly margin of Brook Hollow Road, the common corner of Lots Nos. 110 and 111; thence along said margin northerly 193.0 feet to a concrete monument, the beginning of a curve; thence around said curve 40.1 feet northeasterly to a point in the southerly margin of Richfield Drive; thence along said margin, easterly 201.0 feet; thence south 23 deg. and 11' west 184.1 feet to the common corner of Lots Nos. 110 and 111; thence on the line between said lots westerly 191.0 feet to the point of beginning, subject to:

1. Metro taxes for 1982, a lien, but not yet due and payable.

2. Restrictive Covenants of record in Book 2204, page 349, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 2133, page 76, said Register's Office, shows an Owner's Certificate, copy attached, a 50 foot minimum building setback line from Brook Hollow Road, and a 10 foot easement for public utility and drainage purposes along the southerly line of said lot, and along the rear line of said lot.

4. Such other easements, restrictions, and conditions of record as Attorney in Fact may deem advisable.

This power of attorney is given in consideration of special services rendered by Attorney-in-Fact and is not revocable for 30 days from date.

Principal gives and grants to Attorney-in-Fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as Principal might or could do if personally present. Principal ratifies and confirms all that Attorney-in-Fact shall lawfully do or cause to be done by virtue of this special power of attorney.

This power of attorney shall not be affected by disability of the Principal.

William C. Hogan W. Bell, III	Bruce L. Rubin
Signatures of Witnesses	Signatures of Principals

STATE OF VIRGINIA CITY OF NORFOLK Date of acknowledgement: December 14, 1982	Acknowledgement of This instrument was acknowledgement before me this date by the persons above subscribed and if subscribed in a representative capacity, then for the principal named and in such the capacity indicated.	Signature of Notary Public: Notary Expiration Date: July 9, 1985

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

RECEIVED OF _____ BOOK 5988 PAGE 32

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

[illegible]- .00
[illegible].00 .00 TX
.00 PRFEE
[illegible].00 DEED
CHECK 170.00-
6576A01/04/83 REL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H24276

IDENTIF. REFERENCE

JAN 4 1 45 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 919126