FORM NO. WD-1

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,800.00

Jack Buchanan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 19 83.

John D. Adams
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
Herman Cavanah et ux (NAME)	Leader Federal Savings & Loan (NAME)	43-7
321 McArthur Drive (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Street (STREET ADDRESS)	40
Madison, Tennessee 37115 (CITY) (STATE) (P O ZIP)	Memphis, Tennessee (CITY) (STATE) (ZIP)	11D-54405

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, ~~XXX~~ I, R. Taylor White, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herman Cavanah and wife, Margie Cavanah,

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. 59 on the plan of Anderson Estates, not of record, described according to a survey made by Anderson and Gee Surveyors, dated August 5, 1946, as follows:

BEGINNING at a point in the easterly margin of McArthur Drive; thence east 136 feet being the line between Lots Nos. 58 and 59 of said unrecorded plan; thence south 65 feet to a point; thence west 136 feet to a point; thence north 65 feet running with the margin of said McArthur Drive to the point of beginning.

BEING the same property conveyed to R. Taylor White by deed from Pepper Grove II, a partnership composed of Phil Speer and Taylor White, of record in Book 5997, page 285, Register's Office for Davidson County, Tennessee.

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 to Leader Federal Savings & Loan Association of record in Book 5997, page 281, Register's Office for said County, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

This is ~~unimproved~~ ( ) improved (XXX) property, known as 321-323 McArthur Drive, Madison, Tennessee 37115
(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 my hand this 5th day of April 19 83

R. Taylor White

04/07 154.12 CHECK

9553

OFFICIAL RECEIPT

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 R. Taylor White

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 5th day of April 19 83.

Commission expires 4-21-85

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

R. TAYLOR WHITE

TO

HERMAN CAVANAH ET UX

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

APR 7 10 43 AM '83

IDENTIF. REFERENCE

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

dp

H 40599

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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
			56800.00- CO	
			147.68 CO TX	
			.50 PRFEE	
			6.00 ADSRD	
			CHECK 154.18-	
			8693A04/07/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H40599

IDENTIF. REFERENCE

APR 7 10 43 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 940474