FORM NO. WD-1

BOOK 6074 PAGE 365

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.

Robin D. Tyler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 DAY OF May, 1983.

Notary Public

MY COMMISSION EXPIRES: 4-29-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY T.N. 37215

Walt, Dyer and James, Attys. Suite C-301 2002 Richard Jones. Rd. Nash.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Thomas Mirandi (NAME)	Leader Federal Savings & Loan Assoc. (NAME)	
4402 Nebraska (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	103-4
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	178

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, James Lee & Ed Groves and wife LINDA J. Groves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Thomas Mirandi et ux Sally W. Mirandi

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 the west 40 feet of Lot No. 8 and all of Lot No. 9 of Block 13 of the Sylvan Park Plan as of record in Book 332, page 104, Register's Office for said County.

SAID Lot No. 9 and part of Lot No. 8 adjoin and fron together 90 feet on the north side of Nebraska Avenue, formerly Eighth Avenue, and extend back northwardly between parallel lines 160 feet to an alley.

BEING the same property conveyed to James, Lee and Ed Groves by Deed from Charlie T. Simpson of record Book 6006, Page 179, Register's Davidson County.

H 5.3 7.3 1

IDENTIF. REFERENCE

JUN 14 8 45 AM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

06/14 183.3 CHECK

( ) unimproved ( )
This is improved ( ) property, known as 4402 Nebraska Nashville, TN 37209
(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 25th day of May, 19 83

James Lee — Ed Groves — Linda J. Groves

James Lee Ed Groves

4653

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Charlie T. Simpson, a Notary Public in and for said County and State, the within named James Lee and Ed Groves et ux Linda J. Groves

the bargainor, 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 25 day of May 1983

Commission expires 4-24-87

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

James Lee and Ed Groves

TO

Mark Thomas Mirandi et ux Sally W.

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215

Phone: (615) 297-0925

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6074 PAGE 367

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

68000.00- CO
176.80 CO TX
.50 PRFEE
6.00 MDEED
CHECK 183.30-
4653A06/14/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5.3.7-3.1

IDENTIF. REFERENCE

JUN 14 8 49 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 955935