BOOK 6076 PAGE 988

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.

John R. Downey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June, 19 83.

Notary Public

MY COMMISSION EXPIRES: 4-19-87
(AFFIX SEAL)

WALT, DYER & JAMES
ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
WALT, DYER AND JAMES, ATTYS. SUITE C-301 2002 RICHARD JONES RD. NASH. TN. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN R. DOWNEY (NAME)	LEADER FEDERAL SAVINGS & LOAN ASSOC. (NAME)	
423 BUNKER HILL DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 2926 (STREET ADDRESS)	106-95
NASHVILLE, TN 37205 (CITY) (STATE) (P. O. ZIP)	MEMPHIS, TN 38101 (CITY) (STATE) (ZIP)	26

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, ALFRED L. BARGATZE, JR. ET UX, CHRISTINE T. BARGATZE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN R. DOWNEY

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. 28 on the Plan of Hill-N-Dale acres, as of record in Book 2900, pages 33 and 34, Register's Office for said county.

SAID Lot No. 28 fronts 101 feet on the westerly side of Bunkerhill Drive and extends back 270.6 feet on the northerly line and 290.1 feet on the southerly line, which is broken line, to a dead line, which is a broken line, measuring 77.7 feet thereon.

BEING the same property conveyed to Alfred L. Bargatze, Jr. and wife, Christine T. Bargatze by deed from Clem Womack and wife, Dorothy M. Womack of record in Book 4209, Page 886, of Register's Office of Davidson County.

This is unimproved ( ) improved ( ) property, known as 423 Bunkerhill Drive, Nashville, TN 37205
(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 10th day of June, 19 83

Alfred L. Bargatze, Jr. Christine T. Bargatze

Alfred L. Bargatze, Jr. Christine T. Bargatze

STATE OF TENNESSEE
Davidson County

BOOK 6075 PAGE 989

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Alfred L. Bargatze, Jr.
Christine T. Bargatze

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 10th day of June, 1983.

Commission expires 4-19-87

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Alfred L. Bargatze, Jr.

TO
Christine T. Bargatze

TO
John R. Downey

RUSH

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215
Phone: (615) 297-0925

H 5 4 4 8 3

IDENTIF. REFERENCE

JUN 16 12 30 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6076 PAGE 990

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

6[illegible].00- CO
171.00 CO TX
.50 PRFEE
6.00 MDEED
CHECK 173.10-
5526A06/16/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 4 4 8 3

IDENTIF. REFERENCE

JUN 16 12 30 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 956787