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

BOOK 6077 PAGE 38 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF May 1983.

Notary Public

MY COMMISSION EXPIRES: 4-24-87

(AFFIX SEAL)

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
Alfred B. Segel/Dixie H (NAME)	Leader Federal Savings & Loan Assoc. (NAME)	Map 161-6
609 Woodett Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Par 36
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	

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, Frank C. Perkins and wife, Huberta Hill Perkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alfred B. Segel and wife, Dixie H. Segel

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:

Being Lot No. 56 on the Plan of McMurray Woods, Sec. II, as of record in Book 3300, page 17, Register's Office for said County, described as follows:

Beginning on the southerly margin of Woodett Road at the corner of Lots Nos. 55 and 56; thence with the line between said two lots, southerly 200 feet to the corner of Lots Nos. 55, 56 and a Reserved Tract marked "Parcel B"; thence with the line between said Reserved "Parcel B", and Lot 56, westerly 200 feet to the easterly margin of Ashley Drive; thence with the same, northerly 175 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, northeasterly 39.27 feet to the southerly margin of Woodett Road; thence with the same easterly 175 feet to the beginning.

Being the same property conveyed to Frank C. Perkins, and wife, Huberta Hill Perkins, by deed from Luther E. Fredrickson and wife, Mildred Louise Fredrickson of record in Book 4529, Page 575, Register;s Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 609 Woodett Drive Nashville, Tennessee 37211
(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 27th day of May, 1983

Frank C Perkins — Huberta H Perkins

Frank C. Perkins — Huberta Hill Perkins

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Luther E. Fredrickson/Mildred L., a Notary Public in and for said County and State, the within named Frank C. Perkins/Huberta Hill Perkins

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 27 day of May 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 (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

Perkins

WARRANTY DEED

FROM

Frank C. Perkins/Huberta Hill Perkins

TO

Alfred B. Segel/Dixie H. Segel

H 5 4 4 9 3

IDENTIF. REFERENCE

JUN 16 12 37 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

RUSH

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_____

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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

75000.00- CO
195.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 201.50-
5536406/16/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 4 4 9 3

IDENTIF. REFERENCE

JUN 16 12 38 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 956797