File Box 3

FORM No. WD-1

BOOK 6086 PAGE 661

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,200.00

Estelle K. Leach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 1983

Notary Public

MY COMMISSION EXPIRES: 10-14-86

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 295 PLUS PARK BOULEVARD, SUITE J — NASHVILLE, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold R. Leach	Federated Financial Mtg. Corp.	MAP 6412
(NAME)	(NAME)	
4744 Cascade Drive	4501 Circle 75 Parkway	PARCEL 2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN. 37138	Atlanta, GA. 30339	4D60488
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Dennis K. Brandt and wife, Patricia E. Brandt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold R. Leach and wife, Estelle K. Leach

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.

LOT 272 on the Plan of Sherwood Forest, Section 4 of record in Book 4460, Page 182, and Page 183, Regiter's Office for Davidson County, Tennessee.

BEING the same property conveyed to Dennis K. Brandt and wife Patricia Brandt by deed from Federal Deposit Inc., Corp. of record in Book 5392, Page 383 and re-recorded in Book 5399, Page 913, Register's Office said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 4704, Page 448, Register's Office said County.

THIS conveyance is however, subject to a Deed of Trust, recorded in Book 5392, Page 385, Register's Office for Davidson County, Tennessee, securing a promissory note dated February 5, 1979, payable to Federated Financial Mortgage Corporation, with a present unpaid principal of $44,250.00, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (XX) property, known as 4744 Cascade Drive (House Number) (Street) Old Hickory, TN. 37138 (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 heir 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 covey 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 hands this 28TH day of JUNE, 1983

Dennis K. Brandt
Dennis K. Brandt

Patricia E. Brandt
Patricia E. Brandt

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis K. Brandt and wife, Patricia E. Brandt

the bargainor S, 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 28TH day of JUNE, 1983

Commission expires 10-19-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, and corporation, and that (he) (they) as such _____ and _____, being authorized so to do, execute 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
Dennis K. Brandt

TO
Harold R. Leach

RETURN TO:
SOUTHERN ESCROW COMPANY
295 Plus Park Boulevard
Suite J
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

IDENTIF. REFERENCE

H 5 7 4 4 9

JUL 1 8 30 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

07/01 155.22- CHECK

3L26

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6086 PAGE 663

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
			57200.00-	CO
			148.72	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 155.22-
8426A	07/01/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 7 4 4 9

IDENTIF. REFERENCE

JUL 1 8 30 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 960249