FORM NO. WD-1

WALT, DYER & JAMES
ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215
BOOK 6096 PAGE 469

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,800.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 83

Notary Public

MY COMMISSION EXPIRES: 2-9-87

(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
Sally M. Child (NAME)	Leader Federal Savings & Loan Assoc. (NAME)	
1722 Beechwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	104-16
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	218

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, Richard P. Rosenbaum, Jr. et ux, JoAnn B. Rosenbaum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sally M. Child

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 the 24th Ward of the City of Nashville, Davidson County, Tennessee, being the easterly half of Lot No. 209 on the Belmont Land Company's Plan of Lots called "Belmont Heights", as of record in Book 421, page 34. Register's Office for said county.

Said part of Lot No. 209 fronts 50.0 feet on the northerly side of Beechwood Avenue and runs back 194.1 feet, more or less, on the easterly line, to an alley measuring 50.0 feet thereon.

Being the same property conveyed to Richard P. Rosenbaum Jr., and wife JoAnn B. Rosenbaum, by deed from John R. McMillen, of record in book 5683, page 820, said Register's Office of Davidson County, Tennessee.

H 6 0 9 5 6

IDENTIF. REFERENCE

Jul 18 9 52 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

07/18 182.78 CHECK

This is unimproved ( ) improved ( ) property, known as 1722 Beechwood Avenue Nashville, TN 37212
(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 30th day of June, 19 83

JoAnn B. Rosenbaum JoAnn B Rosenbaum

Richard P. Rosenbaum, Jr. Richard P. Rosenbaum, Jr.

2511

STATE OF TENNESSEE
Davidson County

BOOK 6096 PAGE 470

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Richard P. Rosenbaum, Jr., et ux JoAnn B.

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30 day of June 19 83

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

WARRANTY DEED

FROM

Richard P. Rosenbaum, Jr

JoAnn B. Rosenbaum

TO

Sally M. Child

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_____

BOOK 6096 PAGE 471

FOR_____

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
			67800.00- CO	
			176.28 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	182.78-
2511	A	07/18/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 0 9 5 6

IDENTIF. REFERENCE

Jul 18 8 52 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 964227