FORM NO. WD-1

243550

FOR CLIENT
DEADRICK STREET
NASHVILLE, TENNESSEE 37238

BOOK 6154 PAGE 285

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Diana Weakley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF OCTOBER, 19 83.

Notary Public

MY COMMISSION EXPIRES: 1-22-86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WALT, DYER & JAMES, ATTYS., Suite C-301, 2002 Richard Jones Rd./Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOWARD E. PITTS, JR. (NAME)	LEADER FEDERAL SAVINGS & LOAN ASSOC. (NAME)	
1345 Pawnee Trail (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 2926 (STREET ADDRESS)	53-14
MADISON, TN 37115 (CITY) (STATE) (P. O. ZIP)	MEMPHIS, TN 38101 (CITY) (STATE) (ZIP)	95

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, M. TARCILA SPERO FOX, Married et vir Richard B. Fox Jr

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOWARD E. PITTS, JR., unmarried

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. 3 on the Map of Nawakwa Hills, as of record in Book 843, Pages 36 & 37, said Register's Office.

SAID Lot No. 3 fronts 100 feet on the northeasterly side of Pawnee Trail and runs back 249 feet on the northwesterly line and 243 feet on the southeasterly line, to a dead line, measuring 100 feet thereon.

BEING the same property conveyed to Frank Thomas F. Spero et ux, M. Tarcila Spero by deed from Joan B. Cline Hardcastle et vir, Glenn H. Hardcastle, of record in Book 4977, Page 719, said Register's Office for Davidson County, Tennessee. Property became vested in M. Tarcila Spero (now Fox) by decree of the Fourth Circuit Court for Davidson County, Tennessee; Docket #82-D-861 M.B. 126A P. 136. M. Tarcila Spero is now M. Tarcila Spero Fox and her spouse joins in this conveyance. Mary Tarcila Moreno Spero, M. Tarcila Fox, M. Tarcila Spero Fox and Tarcila M. Fox are one and the same.

H 7.90 7.4

IDENTIF. REFERENCE

Oct 11 8 47 AM '83

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

CHECK

This is unimproved ( ) improved ( ) property, known as 1345 Pawnee Trail (House Number) (Street) Madison, TN 37115 (P. O. Address) (City or Town) (Postal Zip)

10/11 136.50

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 my hand this 5th day of OCTOBER, 1983.

M. Tarcila Spero Fox
M. TARCILA SPERO FOX

Richard B. Fox

3865

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. TARCILA SPERO FOX et vir Richard B. Fox Jr

the bargainor S, with whom I am personally acquainted, and who acknowledged that she they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 5th day of OCTOBER 19 83.

Commission expires 4-14-87

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

TO

PREPARED BY:

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

OFFICIAL

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6154 PAGE 287

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

50000.00- CAMT.
130.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 136.50-
3865A10/11/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.9 0 7.4

IDENTIF. REFERENCE

OCT 11 8 47 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.984946