FORM NO. WD-1

243825

CHICAGO TITLE INSURANCE CO.
FIRST AMERICAN CENTER
DEADRICK STREET
NASHVILLE, TENNESSEE 37238

File

BOOK 6156 PAGE 889

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.

David M. Lassiter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 12th DAY OF October, 19 83

Notary Public

MY COMMISSION EXPIRES:

(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
David M. Lassiter (NAME)	Leader Federal Savings & Loan Assoc. (NAME)	83-8
610 Rosebank Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	130
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Memphis, Tn 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, Mary Beatrice Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David M. Lassiter etux, Frankie B. Lassiter

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 a portion of the property conveyed to Arthur Lester Simmons et ux, Mary Beatrice Simmons by deed of record in Book 1727, Page 31, said Register's Office for Davidson County, Tennessee, and described as follows, to wit:

BEGINNING at a point in the center margin of Rosebank Avenue, at the southeast corner of property formerly owned by Maxedon, formerly, again, Hiram Vaughn, being the southwest corner of this tract; thence from that point with the center line of Rosebank Avenue, South 86° 15' West 180 feet to a point; thence, North 2 degrees 33' East 455 feet, more or less, to a point; thence, in a westerly direction 180 feet, more or less (along the south margin of the First Addition to Dugger Heights, Section 5, as of record in Plat Book 2330, Page 20; thence, with the (formerly) L. A. Newman tract south 2 degrees 30' West 455 feet, more or less to the point of beginning

SUBJECT to the original right of way for Rosebank Avenue and subject also to the grant of right of way for Rosebank Avenue of record in Book 2740, Page 184, said Register's Office.

BEING part of the same property conveyed to Arthur Lester Simmons et ux, Marty Beatrice Simmons by deed from Hugh Edward Martin et ux, Emmette Rucker Martin of record in Book 1727, Page 31. The said Arthur Lester Simmons has since died and is survived by Mary Beatrice Simmons, his widow.

This is unimproved ( ) improved ( ) property, known as 610 Rosebank Avenue Nashville, TN 37206
(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 12th day of October, 19 83

Mary Beatrice Simmons

Mary Beatrice Simmons

4923

STATE OF TENNESSEE
Davidson County

BOOK 6156 PAGE 890

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named [illegible], Mary Beatrice Simmons

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th 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

IDENTIF. REFERENCE

FELIX Z. [illegible]
REGISTER
DAVIDSON COUNTY, TN
Oct 14 9 00 AM '83

H 7 9 9 3 3

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

RECEIVED OF _____

FOR _____

BOOK 6156 PAGE 891

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
			62000.00- CAMT.	
			161.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 167.70-	
			4923A10/14/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7 9 9 3 3

IDENTIF. REFERENCE

Oct 14 9 00 AM '83

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

No. 985974