G# 244734

FILE 35

FORM NO. WD-1

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

244734

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,500.

Ramsey B. Leathers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF Feb, 19 94

Notary Public

MY COMMISSION EXPIRES: 7-14-97

(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
Steven H. Morgan et ux, (NAME)	Leader Federal Savings & Loan Assoc. (NAME)	Map 103-10
710 Canebrake Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 39
Nashville, TN 37209 (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, Ramsey B. Leathers, Jr., and wife, Linda S. Leathers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven H. Morgan and wife, Lorene H. Morgan

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. 38 on the Plan of Brookside Courts, Section IV, Addition IV, as of record in Book 2083, page 59, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Canbrake Drive at the corner of Lots 37 and 38; thence northwesterly 181.6 ft, thence south 28 feet to a corner of Lot No. 39; thence with the line between lots 38 and 39; southwesterly 107.4 feet to a corner of Lot No. 40; thence with the line between lots 38 and 40, southerly 100 feet to the north margin of Canebrake Drive; thence with the margin of the same, easterly 80 feet to the point of beginning.

Being the same property conveyed to Ramsey B. Leathers, Jr., and wife, Linda S. Leathers by deed from Robert L. Rainey and wife, Jo Ellen R. Rainey of record in Book 5544, page 287, said Register's Office.

This is unimproved ( ) improved ( ) property, known as 710 Canebrake Drive Nashville, TN - 37209
(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 hands this 27th day of Feb, 1994

Ramsey B. Leathers — Linda S. Leathers

Ramsey B. Leathers Linda S. Leathers

02/28 '94 10:40 CHECK

5029

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 Ramsey B. Leathers, Jr., and wife, Linda S. Leathers

the bargainor S, 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 27 day of Feb 19 87

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
Ramsey B. Leathers Jr., et ux,
Linda S. Leathers

TO
Steven H. Morgan et ux,
Lorene H. Morgan

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

FILED FOR RECORD AND REGISTER
DAVIDSON COUNTY, TN
FEB 28 10 39 AM '87

IDENTIF. REFERENCE

10541 6

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

71500.00- CAMT.
185.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK. 192.40-
6029A02/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 0 5 4 1 9

IDENTIF. REFERENCE

FEB 28 10 39 AM '84

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 16150