File 35

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,435.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 19 84

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOOK 6238 PAGE 185

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., 2002 Richard Jones Rd., C-301, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ulysses G. Browning (NAME)	Leader Federal Savings & Loan Association (NAME)	116-3-F
213 Westchase Drive (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	PARCEL 11
Nashville, Tn. 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38103 (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, Westchase, A Joint Venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ulysses G. Browning and wife, Elizabeth Browning

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 Unit No. 213 on the Plan of Westchase Phase I, of record in Book 5200, Page 578, said Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Westchase, a joint venture by deed from Leader Enterprises, Inc., of record in Book 5947, Page 272, said Register's office for Davidson County, Tennessee, subject to all easements, restrictions and plans of record.

10541 8

IDENTIF. REFERENCE

FEB 28 10 00 AM '84

REGISTER
DAVIDSON COUNTY, TN

CHECK

02/28 306.54

6031

This is unimproved ( ) improved ( ) property, known as 213 Westchase Drive, Nashville, Tn. 37205
(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 my hand this 23rd day of February, 19 84

Westchase, A Joint Venture
By:
James P. McCann, aut agt/Leader Ent

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 6238 PAGE 186

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James P. McCann and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the aut agt/Leader Ent and _____ respectively of the Westchase, A Joint Venture the within named bargainor, a corporation, and that (he) ~~(they)~~ as such aut agt/Leader Ent 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 James P. McCann as such aut agt/Leader Ent, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 23rd day of February, 19 84.

My commission expires 4-14-87

_____
Notary Public

JAMES P. CARPENTER NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FROM
Westchase, A Joint Venture

TO
Ulysses G. Browning

Elizabeth Browning

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 _____

FOR _____

BOOK 6238 PAGE 187

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

115435.00- CAMT.
300.04 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 306.54-
6031A02/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 5 4 1 8

IDENTIF. REFERENCE

FEB 28 10 40 AM '84

DAVIDSON COUNTY, TN

No. 16152