FORM NO. WD-1

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GH245487

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.

David Creswell Andrew
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1984.

Notary Public

MY COMMISSION EXPIRES: 4-14-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & 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 Creswell Andrew (NAME)	Leader Federal Savings & Loan Assoc. (NAME)	
1809 Ashwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	104-16-121
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Memphis, Tn 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, John Bransford et ux, Sheryl Bransford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Creswell Andrew et ux, Deborah K. Andrew

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 the east 57 feet of the west 69.5 feet of Lot No. 75 on Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 117, Register's Office for said County.

Said part of Lot No. 75 fronts 57 feet on the southerly side of Ashwood Avenue and runs back between parallel lines along a stone wall on the easterly line, 175 feet to an alley.

Being the same property conveyed to John D. Bransford and wife, Sheryl B. Bransford by deed from Thomas W. Ogletree and wife, Mary-Lynn R. Ogletree of record in Book 5765, page 416, said Register's Office for Davidson County, Tennessee. John D. Bransford and John Bransford are one and the same. Sheryl B. Bransford and Sheryl Bransford are one and the same.

CHECK

This is unimproved ( ) improved ( ) property, known as 1809 Ashwood Avenue (House Number) (Street) Nashville, Tennessee (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 April, 1984

John Bransford

Sheryl Bransford

3787 05/25/84 3:30

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 ~~John Bransford et ux~~, Sheryl Bransford

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 1984

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

I 19547

IDENTIF. REFERENCE

MAY 3 8 58 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named John Bransford the bargainor, with whom I am personally acquainted, and who acknowleged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this ~~30th~~ 25 day of April 19 84.

Commission expires 4-14-87

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

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

76000.00- CAMT.
202.80 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 209.30-
3687A05/03/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 19547

IDENTIF. REFERENCE

MAY 3 8 58 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32994