G#245609

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

BOOK 6289 PAGE 195

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16 DAY OF MAY 19 84

Notary Public

MY COMMISSION EXPIRES: 1-14-87

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE

FORM NO. WD-1

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD REYNOLDS (NAME)	LEADER FEDERAL SAVINGS & LOAN ASSOC. (NAME)	104-1-63
3703 DAKOTA AVENUE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 2926 (STREET ADDRESS)	
NASHVILLE, TN 37209 (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, WILLIAM EDWARD EHRICH and CATHERINE ANNE PORTER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD REYNOLDS (ALSO KNOWN AS RICHARD LARRY REYNOLDS)

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 westerly part of Lot No. 10 on the Plan of Westdale Subdivision, of record in Book 547, page 50, Register's Office for Davidson County, Tennessee, described as follows:

SAID westerly part of Lot No. 10 fronts 137 feet, more or less, on the northerly margin of Chamberlin Street (now Dakota Avenue) and runs back 66 feet, more or less, on the easterly and westerly lines, to a line in the rear measuring 137 feet, more or less, thereon.

BEING the same property conveyed to William Edward Ehrich and Catherine Anne Porter by deed from Clara Marie Harper and husband, David Birnbaum, of record in Book 5479, page 662, Register's Office for Davidson County, Tennessee.

I 21 1 204

IDENTIF. REFERENCE

MAY 10 8 35 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 3703 Dakota Avenue, Nashville, Tennessee 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 hand s this 16th day of APRIL, 1984

WILLIAM EDWARD EHRICH

CATHERINE ANNE PORTER

5436

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WILLIAM EDWARD EHRICH and CATHERINE ANNE PORTER,

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 16th day of April 1984

My Commission expires: 4/19/87

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238
Phone: 259-3666

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6289 PAGE 197

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	COTX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			29500.00- CA.T.	
			76.70 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	33.20-
			5436A05/10/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 1: 2 0 4'

IDENTIF. REFERENCE

MAY 10 8 35 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 34986