ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
M. Wayne Garland et ux (NAME)	Leader Federal Savings & Loan (NAME)	115-13-29 V.N.
805 Rodney Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3410 (STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP CODE)	Memphis, TN 38103 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6334 PAGE 754

For and in consideration of the sum of One Hundred Thirty-Five Thousand and No/100------
----------($135,000.00)----------DOLLARS
which includes the agreement of the Grantees to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and described in the Deed of Trust from Floyd P. Teas, et ux to Leader Enterprises, Inc., of record in Book 6077, page 414, Register's Office for Davidson County, Tennessee,

we, Floyd P. Teas and wife, Barbara C. Teas,
have bargained and sold, and by these presents do transfer and convey unto the said
M. Wayne Garland and wife, Mary A. Garland,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of West Meade Hills, Section 8, as of record in Book 3600, pages 61 and 62, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Rodney Drive at the corner of Lots Nos. 215 and 216; thence westwardly with the line between said two lots, 235.26 feet to a point; thence North 8 deg. 22' East 227.67 feet to a point in the southerly margin of Harriswood Drive; thence eastwardly with said margin of said Drive 256.69 feet to a point which is the beginning of a curve to the right having a radius of 25 feet; thence southeastwardly around said curve 37.86 feet to a point in the westerly margin of Rodney Drive; thence southwardly with said margin of said Drive, 145 feet to the point of beginning.

Being the same property conveyed to Floyd P. Teas and wife, Barbara C. Teas, by deed from Hugh David Smith and wife, Mary Lu B. Smith, of record in Book 5783, page 76, Register's Office for Davidson County, Tennessee.

3 5 0 9 5

T IDENTIF. REFERENCE

JUL 10 2 52 PM '84

FEE REGISTER DAVIDSON COUNTY, TN

RUSH

unimproved ( )
This is improved ( ) property, known as 805 Rodney Court (House Number) (Street)
Nashville, TN 37205 (P. O. Address) (City or Town) (Zip Code)

CHECK

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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

07/15

Witness our hands this _____ day of July, 19 84.

Floyd P. Teas

Barbara C. Teas

$297

BOOK 6334 PAGE 755

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FLOYD P. TEAS and wife, BARBARA C. TEAS

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 1984.

My commission expires 11/1/87 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and , executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 135,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Floyd P. Teas

Sworn to and subscribed before me this 10th day of July, 1984.

My commission expires 11/1/87 Notary Public

This instrument was prepared by:

CHARLES F. FRAZIER, Atty., 300 James Robertson Parkway, Nashville, TN 37201
Name Address

WARRANTY DEED

FROM

FLOYD P. TEAS and wife,

BARBARA C. TEAS

TO

M. WAYNE GARLAND and wife,

MARY GARLAND

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6334 PAGE 756

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
			135000.00- CAMT.	
			351.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 357.50-	
2297A07/10/84			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 135095

IDENTIF. REFERENCE

JUL 10 2 52 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0051398