FHA Case # 482-085688-203

LFSL # 156749-4 MAR 77-

Pg 12

WARRANTY DEED

THIS INDENTURE, made and entered into this 6th day of August, 19 84, by and between LEADER FEDERAL SAVINGS AND LOAN ASSOCIATION 6357 PAGE 411 hereinafter called Grantor,

and SECRETARY OF HOUSING AND URBAN DEVELOPMENT,

hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in Nashville County of ~~Shelby~~ Davidson State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the easterly 200 feet of lot No. 7 on the plan of R.M. Dudley's Subdivision of Blocks "A" and "B" of record in Book 974, Page 8, Register's Office for Davidson County, Tennessee. Said property fronts 50 feet on the westerly margin of Riverside Boulevard, now known as Riverside Drive and extends back between parallel lines 200 feet to an alley.

Being the same property conveyed to John C. Moulton by deed of record in Book 5715, Page 725, said Register's Office and also the same property conveyed to Roy L. Edrington and wife, Wilma Dean Edrington by deed of record in Book 6062, Page 199, said Register's Office.

Being all or part of same property described under ~~Shelby County Register's No.~~ in Davidson County Register's Office in Book 6320, Page 6

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, ~~Grantee's heirs and assigns, in fee simple forever, as tenants by the entirety or, if not husband and wife, then as joint tenants with right of survivorship.~~ her successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

Any subdivision restrictions

Any existing easements including Book 4085, Page 655

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

THE CONSIDERATION for this conveyance is Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged.

LEADER FEDERAL SAVINGS AND LOAN ASSOCIATION

BY: Charles L. Shaw

Charles L. Shaw, Vice President

BOOK 6357 PAGE 412

STATE OF TENNESSEE,
COUNTY OF SHELBY

On this _____ day of _____, 19_____, before me personally appeared _____

_____

to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she, or they executed the same as his, her or their free act and deed.

My commission expires:

_____

_____
Notary Public

STATE OF TENNESSEE,
COUNTY OF SHELBY

On this 6th day of August, 19 84, before me personally appeared Charles L. Shaw with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Vice President of LEADER FEDERAL SAVINGS AND LOAN ASSOCIATION, the within named Grantor, a corporation, and that such Vice President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as such Charles L. Shaw.

WITNESS my hand and Notarial Seal at office the day and year above written.

My commission expires:

_____

John F. Bruce
Notary Public

STATE OF TENNESSEE,
COUNTY OF SHELBY

On this _____ day of _____, 19_____, before me personally appeared _____ and _____ and _____, with each of whom I am personally acquainted, and who, upon their several oaths, acknowledged themselves to be partners and all of the partners in _____ the within named Grantor, a partnership; and that they, as such partners, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as such partners.

WITNESS my hand and Notarial Seal at office the day and year above written.

My commission expires:

_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $ $37,678.70 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Charles L. Shaw
Charles L. Shaw, Vice President Affiant

Subscribed and sworn to before me this the 6th day of August, 19 84.

John F. Bruce
Notary Public

My commission expires: MY COMM. EXPIRES FEB. 20, 1987

Prepared by: WALT, DYER AND JAMES,
165 158 Madison Avenue, Suite 1201
Memphis, TN 38103

State Tax $

Register's Fee

Recording Fee $

Total $

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
AUG 10 | 22 PM '84

IDENTIF. REFERENCE

1 4 2 3 2 1

Person or Agency responsible for payment of taxes:
Name LEADER FEDERAL SAVINGS & LOAN ASSO
Address 158 Madison AV
Memphis, TN 38103

Property Address 2312 Riverside Dr.
Nashville, TN 37216

Mail Tax Notice to SAME

LOAN NUMBER 156749-4

Leader Federal

ATT-4, Rev. 8-78