Prepared by:
JAMES A. WAECHTER
ATTYS
RD.

Return to

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,900.00

James F. Brower, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 19 84

Notary Public

MY COMMISSION EXPIRES: 4-26-87

(AFFIX SEAL)

BOOK 6440 PAGE 633

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
James F. Brower, Jr. (NAME)	Leader Federal Savings & Loan Association (NAME)	9D-5026
7469 Harness Drive (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	MAP 142-2
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38103 (CITY) (STATE) (ZIP)	PARCEL 240

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, Morsie Lee Smith, Jr. and wife, Darlene Ann Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James F. Brower, Jr. and wife, Cynthia Pickel Brower

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 Lot No. 268 on the Resubdivision of Lots 268 - 277 Cross Timbers, Section 5, of record in Book 4300, Page 90, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Morsie Lee Smith, Jr. et ux, Darlene Ann Smith by deed from Billy Don Haynie et ux, Dorothy P. Haynie of record in Book 5178, Page 580, said Register's Office for Davidson County, Tennessee.

167927

IDENTIFICATION REFERENCE

Dec 5 9 51 AM '84

REGISTER OF DEEDS DAVIDSON COUNTY, TN

12/03.04 CHECK

This is unimproved ( ) improved (X) property, known as 7469 Harness Drive, Nashville, Tennessee 37221
(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 hands this 3rd day of December, 19 84

Morsie Lee Smith, Jr. by June Newby attorney-in-fact
Morsie Lee Smith, Jr.

Darlene Ann Smith by June Newby attorney-in-fact
Darlene Ann Smith

STATE OF TENNESSEE
Davidson County

BOOK 6440 PAGE 634

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morsie Lee Smith, Jr. and wife, Darlene Ann Smith

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 3rd day of December, 1984

Commission expires _____

_____
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
Morsie Lee Smith, Jr.
Darlene Ann Smith
TO
James F. Brower, Jr.
Cynthia Pickel Brower

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

State of Tennessee)
County of Davidson)

On this 3rd day of December, 1984, before me, the undersigned, appeared June Newby, to me known to be the person who executed the forgoing instrument in behalf of Darlene Ann Smith and Morcie Lee Smith, Jr. and acknowledged that she executed the same as the free act and deed of the said Darlene Ann Smith and Morcie Lee Smith, Jr.

Witness my hand and offical seal at Nashville, Tennessee, this 3rd day of December, 1984.

my commission expires: 4/19/87 notary: _____

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

RECEIVED OF _____

FOR _____

BOOK 6440 PAGE 635

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

67900.00- CAMT.
176.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 183.04-
-2584A12/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 7 9 2 7.

IDENTIF. REFERENCE

Dec 5 9 51 AM '84

REGISTER
DAVIDSON COUNTY, TN

No. 90487