#430459-1

BOOK 6483 PAGE 271

FORM NO. WD-1

Box 13

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
218 Third Avenue, North
P. O. Box 3429
Nashville, TN 37219-0429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,100.00

Richard W. Leach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 1985

Judy Tidwell
Notary Public

MY COMMISSION EXPIRES: 9-8-87

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard W. Leach et ux	Fidelity Federal S & L Association	52-1-194
(NAME)	(NAME)	
736 Walnut St.	401 Union Street	11D-77105
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(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, NINA CARTER OWEN, ETUX, WILLIAM HAROLD OWEN AND VIVIAN CARTER TUDERS ETUX RAY TUDERS, are the only heirs at law of IRENE D CARTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD W. LEACH AND WIFE, DEBRA G. LEACH

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 northerly 75 feet of Lots Nos. 6, 7 and 8 of Block "F" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 7, said Register's Office.

Said part of said lots front 75 feet on the westerly side of Walnut Avenue and run back between parallel lines, with the southerly margin of Robinwood Avenue, 150 feet to a dead line.

Being the same property conveyed to Joe B. Carter and wife, Irene D. Carter by deed from Donald V. Mouw and wife, Eleanore M. Mouw as of record in Book 4615, page 107, said Register's Office. The said Joe B. Carter and Irene D. Carter having since died, the said Joe B. Carter having predeceased Irene D. Carter, the property is vested in the heirs at law of Irene D. Carter.

1 8 1 4 4 8

IDENTIF. REFERENCE

FEB 6 2 27 PM '85

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 736 Walnut Street (House Number) (Street) Madison (P. O. Address) (City or Town) 37115 (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 5th day of February, 1985

× Nina Carter Owen Vivian Carter Tuders

× William Harold Owen Ray Tuders

STATE OF ~~TENNESSEE~~ Florida
Davidson County
Escambia County

BOOK 6488 PAGE 272

Personally appeared before me, W. B. Hankins, a Notary Public in and for said County and State, the within named NINA CARTER OWEN and wife William Harold OWEN

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 Pensacola, ~~Tennessee~~ Florida, this 3rd day of February, 1986.

W B Hankins
Notary Public

Commission Expires 7/12/86

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

Richard W. Leach and wife,
Debra G. Leach

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Anderson, a Notary Public in and for said County and State, the within named Vivian Carter Tuders etux Ray Tuders the bargainors, 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 5th day of February 1985.

Judy Anderson
Notary Public

my commission expires: 1-18-87

02/05•97.76- CHECK

9236

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

RECEIVED OF _____

FOR _____

BOOK 6489 PAGE 273

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

35100.00- CAMT.
91.26 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 97.76-
9236A02/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 1 4 4 8

IDENTIF. REFERENCE T

FEB 8 2 27 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106689