FORM NO. WD-1

BOOK 6498 PAGE 18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 19 85

Notary Public

MY COMMISSION EXPIRES: 8/28/87

(AFFIX SEAL)

Prepared by
WALT, DYER & JAMES
ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

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
Denis Rowe (NAME)	Leader Federal Savings & Loan Association (NAME)	16DA-07189
1121 Clifton Lane (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	118-9-20
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 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, Aberdeen Properties

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Denis Rowe, unmarried

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 5-B, Zone Lot Division of Lots 2, 3, 4, 5 & 7, Granclift Subdivision of record in Book 6250, Page 305, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed Aberdeen Properties, Inc. by deed from Benjamin F. Byrd, III, Barney Duncan Byrd, Damon Winston Byrd, Andrew Wayne Byrd, Evelyn Brister Byrd and John W. Thomas Byrd, of record in Book 6319, Page 672, said Register's Office for Davidson County, Tennessee.

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
Feb 22 2 14 PM '85

IDENTIF. REFERENCE

1.8.4.9.3.3.

This is unimproved (XX) improved ( ) property, known as 1121 Clifton Lane, Nashville, Tennessee 37204
(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 my hand this 21st day of February, 19 85

Aberdeen Properties
By: Charles Campbell Brown President
Charles Campbell Brown, President

02/22 360.00 CHECK

3357

STATE OF TENNESSEE
Davidson County

BOOK 6498 PAGE 19

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles Campbell Brown and _____ with whom I am personally acquainted and who upon ~~(his oath)~~ ~~XXXXXXXXXXXXXX~~ ~~(himself)~~ ~~XXXXXXX~~ ~~(themselves)~~ acknowledged ~~(their several oaths)~~ to be the President and _____ respectively of the Aberdeen Properties the within named bargainor, a corporation, and that ~~(he)~~ ~~XXXX~~ ~~(they)~~ as such President 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 Charles Campbell Brown as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 25 day of February 85 19___.

My commission expires 7/18/87

_____
Notary Public

NOTARY PUBLIC AT LAW STATE OF TENN.

WARRANTY DEED

FROM

TO

PREPARED BY:

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

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

RECEIVED OF _____

FOR _____ BOOK 6493 PAGE 20

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

97500.00- CONT.
253.50 CSTAX
.50 PRFEE
6.00 WDELD
CHECK 260.00-
3357A02/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 4 9 3 3

T
IDENTIF. REFERENCE

FEB 22 2 24 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 110695