FORM NO. WD-1

BOOK 6539 PG 973

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

Return to

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April, 1985.

Notary Public

MY COMMISSION EXPIRES: 6-14-87

(AFFIX SEAL)

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
Sarah J. Brown (NAME)	Leader Federal Savings & Loan Association (NAME)	116-3F- 37, 38, 46, 44, 43, 47, 48, 49, 50, 51, 57, 34, 55, 54, 59, 7, 13
238 Westchase Drive (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	
Nashville, Tennessee 37205 (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, Leader Enterprises, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah J. Brown & Jessie B. Brown, 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 Unit No. 238 on the Plan of Westchase Condominiums, Phase II, as of record in Book 6250, Page 43, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Leader Enterprises, Inc. by deed from Westchase, Joint Venture, a joint venture composed of G.T.S., Inc. and Leader Enterprises, Inc. of record in Book 6539, Page 970, said Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 238 Westchase Drive, Nashville, Tennessee 37205
(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 18th day of April, 1985

Leader Enterprises, Inc.

By: [signature] authorized agent

James P. McCann, authorized agent

STATE OF TENNESSEE
Davidson County

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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 James P. McCann and _____ with whom I am personally acquainted and who upon (his oath) (~~their several oaths~~) acknowledged (himself) (~~themselves~~) to be the authorized agent and _____ respectively of the Leader Enterprises, Inc. the within named bargainor, a corporation, and that (he) (~~they~~) as such authorized agent 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 James P. McCann as such authorized agent, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 18th day of April, 1985.

My commission expires 4-14-87

_____
Notary Public

WARRANTY DEED

FROM

Leader Enterprises, Inc.

TO

Sarah J. Brown

Jesse B. Brown

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215

Phone: (615) 297-0925

IDENTIF. REFERENCE

APR 24 8 25 AM '85

DAVIDSON COUNTY, TN
REGISTER'S OFFICE

I 9 8 9 3 7

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6539 PAGE 975

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			121900.00- CAMT.	
			316.94 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	323.44-
0916A04/24/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 8 9 3 7

IDENTIF. REFERENCE

APR 24 8 29 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127779