FORM NO. WD-1

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 19 85

Notary Public

MY COMMISSION EXPIRES: 4-7-87

(AFFIX SEAL)

BOOK 6539 PAGE 982

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
Dale E. Royalty (NAME)	Leader Federal Savings & Loan Association (NAME)	MAP 75-8
722 Albany Drive (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	PARCEL 218
Hermitage, TN 37076 (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, James A. Powell etux Sybil Powell and Larry Powell and wife, Carol Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dale E. Royalty and wife, Cindy C. Royalty

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. 23 on the Plan of Hunters Hill, Section 1, of record in Book 5800, Page 350, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James A. Powell et ux, Sybil Powell and Larry Powell et ux, Carol Powell by deed from Aubrey Johnson, Jr. et ux, Thea Johnson and Patrick L. Vaden et ux, Patricia M. Johnson of record in Book 6299, Page 58, said Register's Office for Davidson County, Tennessee.

I 9 8 9 3 9

IDENTIF. REFERENCE

APR 24 8 30 AM '85

DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 722 Albany Drive, Hermitage, TN 37076
(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 19th day of April, 19 85

James A. Powell

Sybil Powell by James A. Powell Attorney In Fact

Larry Powell

Carol Powell by Larry N Powell Attorney-In-Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Powell ~~and Sybil Powell~~ and Larry Powell ~~and wife, Carol Powell~~

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 19th day of April, 19 85

Commission expires 4-14-87

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
James A. Powell
~~Sybil Powell~~
Larry Powell
~~Carol Powell~~

TO
Dale E. Royalty
Cindy C. Royalty

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 19th day of April, 1985, before me, the undersigned Notary Public, personally appeared Larry W. Powell, personally known to me, and who acknowledged that he executed the foregoing on behalf of Carol Powell, and who acknowledged that he executed the same for Carol Powell, and that he executed the same as her free act and deed.
Witness my hand and official seal at Nashville, Tennessee this 19 day of April 1985. My commission expires 4-14-87.

STATE OF TENNESSEE, COUNTY OF DAVIDSON: Before me, the undersigned, on this 19th day of April 1985 appeared JAMES Powell, personally known to me and who acknowledged executed the foregoing on behalf of Sybil Powell and who acknowledged that he executed the same for Sybil Powell, having been so authorized, as her free act and deed. Witness my hand and official seal at Nashville on this 19th day of April 1985. My commission expires 4-14-87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

70000.00- CAMT.
162.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 168.50-
0918A04/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 8 9 3 9

IDENTIF. REFERENCE

APR 24 8 30 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127781