G-248664

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

File 35

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Andrew Gray Bullard | Fidelity Federal Savings and Loan Association | |
| (NAME) | (NAME) | |
| 5664 Kendall Drive | 401 Union Street | MAP 103-6 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37209 | Nashville, Tennessee 37219 | PARCEL 3 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BOOK 6580 PG 473

*FOR AND IN CONSIDERATION of the sum of*

Ten and no/100 ---------- $10.00 ---------- *Dollars,*

cash in hand paid by Andrew Gray Bullard and wife, Kirby Owen Bullard and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Andrew Gray Bullard and wife, Kirby Owen Bullard have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $44,100.00 secured by deed of trust of record in Book 5282, page 821, Register's Office for Davidson, Tennessee.

William D. Leader, Jr., unmarried

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Andrew Gray Bullard, and wife,

Kirby Owen Bullard

*the Grantees herein, their (successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows*

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Brookside Courts Addition No. 2 as of record in Book 1835, page 47, Register's Office for said County.

Said Lot No. 16 fronts 70 feet on the westerly side of Kendall Drive and runs back 165.8 feet on the northerly line and 143.1 feet on the southerly line to a line in the rear which measures 100 feet.

Being the same property conveyed to William D. Leader, Jr., by deed from Mary Ann Dale Leader of record in Book 5672, page 226, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 78,000.00

Subscribed and sworn to before me, this the 10th day of June, 19 85

Affiant Andrew Gray Bullard

My commission expires: 5-20-87 (Affix Seal)

Notary Public Mary A. Dobbs

unimproved ( )
This is improved ( ) property, known as XX 5664 Kendall Drive, Nashville, Tennessee 37209
(House Number) (Street) P O Address (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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* 10th *day of* June *19* 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William D. Leader, Jr.

William D. Leader, Jr.

CHECK

06/12 209.30-

7503

BOOK 6580 PAGE 478

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* William D. Leader, Jr., unmarried

*the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, Tennessee *this* 10th *day of* June, *19* 85

Judy A Dobbs
*Notary Public*

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*Commission expires* 5-20-87

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ____, *a Notary Public of the State and County aforesaid, personally appeared* ____, *with whom I am personally acquainted, and who, upon oath, acknowledged* ____ *self to be* ____ *of the* ____, *the within named bargainor, a corporation, and that* he *as such* ____, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ____ *self as* ____.

*Witness my hand and seal, at office in* ____
*this* ____ *day of* ____, *19* ____.

____
*Notary Public*

*Commission expires* ____

**WARRANTY DEED**

FROM

William D. Leader, Jr.

TO

Andrew Gray Bullard etux

Compliments of
**Chicago Title Insurance Company**
**First Floor — First American Center**

**Phone 255-4631**

**NASHVILLE, TENNESSEE 37238**

FILED & RECORDED
DAVIDSON COUNTY, TN
REGISTER

JUN 12 9 11 PM '85

IDENTIF. REFERENCE

J 1 2 5 4 0

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

RECEIVED OF _____

FOR _____ BOOK 6580 PAGE 475

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

78000.CO- CAMT.
202.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 209.30-
7603A06/12/85 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

J 12540

IDENTIF. REFERENCE

JUN 12 3 11 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No. 144042**