THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

6048

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Edward Davis et ux 923 Percy Warner Boulevard Nashville, Tennessee 37205	Leader Federal Savings & Loan P. O. Box 3410 Memphis, Tennessee 38103	129-15 20 7DZ-36087

WARRANTY DEED

BOOK 6594 PAGE 627

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Raymond D. Patzer and wife, Carolyn Joyce Patzer **hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto** Edward Davis and wife, Arline B. Davis, **hereinafter called the Grantee, Grantee's 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. 130 on the plan of Section 1, Warner Park Valley, of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

SAID Lot No. 130, which is a corner lot, fronts 104.3 feet on the westerly margin of Percy Warner Boulevard and fronts 156.01 feet on the southerly margin of Park Lane, said frontages being joined by a curve having a length of 39.3 feet, and extends back 100.76 feet on the westerly line and 107.4 feet on the southerly line to a point of intersection.

BEING the same property conveyed to Raymond D. Patzer and wife, Carolyn Joyce Patzer by deed from Ben R. Matthews and wife, Carleen T. Matthews, of record in Book 6099, page 734, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3466, page 89, and amended and made applicable to Section 1 in Book 3577, page 511 and amended in Book 3702, page 465, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Leader Federal Savings & Loan Association, of record in Book 6099, page 729, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee. The grantee further hereby assumes*

This is (un)improved property, known as ~~923 Percy Warner Boulevard, Nashville, Tennessee 37205~~.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 27th **day of** June, **19** 85.

Carolyn Joyce Patzer — Carolyn Joyce Patzer

Raymond D Patzer — Raymond D. Patzer

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th **day of** June, **19** 85, **before me personally appeared** Raymond D. Patzer and Carolyn Joyce Patzer, **to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that** he **executed the same as** their **free act and deed.**

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 95,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 27th day of June

My Commission Expires: Nov 1, 1987

_____
Notary Public

*the obligation of Raymond D. Patzer and wife, Carolyn Joyce Patzer, under the terms of the instruments creating the loan to idemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

J116976

WARRANTY DEED

from:
Raymond D. Patzer and wife, Carolyn Joyce Patzer

to:
Edward Davis et ux

T
IDENTIF. REFERENCE

JUN 28 2 45 PM '85

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TN

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-23722)

dp

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6594 PG 629

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

95500.00- CONT.
248.30 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 254.80-
3090A06/28/85 CHG .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J I 6 9 7 6

IDENTIF. REFERENCE

JUN 28 2 45 PM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 149398