THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157 (box 8/jcb

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James M. Owen, Sr. 4300 Elkins Avenue Nashville, TN 37209	Leader Federal Savings & Loan Association 158 Madison Avenue Memphis, Tennessee 38103	91-195 16 12W-435

BOOK 6595 PAGE 897

WARRANTY DEED

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, Milton W. Warren and wife, Dorothy J. Warren hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James M. Owen, Sr. and wife, Helene K. Owen 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. 201, Block 8, on the plan of Charlotte Park Company's First Subdivision, of record in Book 57, page 103, Register's Office for said County.

SAID Lot No. 201, which is a corner lot, fronts 61 feet on the northerly margin of Elkins Avenue, formerly Second Avenue, and extends back between parallel lines with the westerly margin of Forty-Third Avenue North, formerly Second Street, 150 feet to an alley.

BEING the same property conveyed to Milton W. Warren and wife, Dorothy J. Warren by deed from James M. Byrd, Lee S. Flair, Jr., Dorothy Flair Henderson, Helen Byrd Linder and Aileen Byrd Cox, being the heirs at law of Aileen Byrd, deceased, of record in Book 5633, page 558, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 4300 Elkins Avenue, Nashville, TN 37209.

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 28th day of June, 1985.

Dorothy J. Warren

Milton W. Warren

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of June, 1985, before me personally appeared Milton W. Warren and Dorothy J. Warren, 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 they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE TENN.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6595 PAGE 998

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 $ 70,000.00.

James M. Owen, Sr.
Affiant

Subscribed and sworn to before me, this the 28th day of June, 1985.

My Commission Expires: 10-24-88

_____
Notary Public

FELIX Z. WILSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

WARRANTY DEED

from:
Milton W. Warren and wife, Dorothy J. Warren

to:
James M. Owen, Sr. and wife, Helene K. Owen

RETURN TO: BOX 8 (jcb)

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

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
'85 JUL 1 PM 1 30

IDENTIF. REFERENCE

J 1:7 3 6:7.

TN-23736

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6595 PAGE 999

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.
182.00 CSTAX
.50 PRFE
6.00 WDED
CHECK 180.50-
3546A07/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J I: 7 3 6: 7.

IDENTIF. REFERENCE

Jul 1 1 3 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 149847