FORM NO. WD-1

BOOK 6599 PAGE 637

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 19 85

Notary Public

MY COMMISSION EXPIRES:

(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
Ulysses G. Browning (NAME)	Leader Federal Savings & Loan Association (NAME)	7DA-90901
5401 West End Ave # 306 (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	116-3F-5
Nashville, TN 37203 (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 Ulysses G. Browning

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. 201 on the Plan of Westchase Condominiums, Phase I, as of record in Book 5200, Page 578, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING part of 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.

Subject to taxes for the year 1985, a lien, not yet due and payable; and subsequent years.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 578, said Register's Office.

Subject to Master Deed, By-Laws, Restrictions and Conditions of record in Book 6097, Page 266, said Register's Office, as amended in Book 6112, Page 677 & Book 6341, Page 380, said Register's Office.

This is ( ) unimproved ( ) improved property, known as 201 Westchase Drive, Nashville, TN 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 27th day of June, 19 85

Leader Enterprises, Inc.

By:

James D. 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) acknowledged (himself) to be the authorized agent and _____ respectively of the Leader Enterprises, Inc. the within named bargainor, a corporation, and that (he) 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 27th day of June, 19 85

My commission expires 4-14-87

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

_____

TO

_____

_____

_____

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUL 5 11 49 AM '85

IDENTIF. REFERENCE

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215
Phone: (615) 297-0925

J 1 8 5 1 1

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

138500.00- CONT.
360.10 COTAX
.50 PRFEE
6.00 MISC
CHECK 36[illegible].60-
5051A07/05/85 [illegible] .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1:8 5:8 1

IDENTIF. REFERENCE T

JUL 5 11 43 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 151322