FORM NO. WD-1

BOOK 6613 PAGE 95

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July, 1985.

Notary Public

MY COMMISSION EXPIRES: 3-14-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Mail

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
Michael E. Niedermeyer (NAME)	Leader Federal Savings & Loan Association (NAME)	104-11-110
#2, 2118 Fairfax Avenue (STREET ADDRESS OR ROUTE NUMBER)	58 Madison Avenue (STREET ADDRESS)	24W-6550
Nashville, Tennessee 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, ~~Fairfax Square, a Joint Venture~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. Niedermeyer and wife, Virginia H. Williams

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. 2 on the Plan of Fairfax Square, a Horizontal Property Regime, as established by a Master Deed of record in Book 6506, Page 1, the Plat of which is found of record in Book 6506, Pages 42,43 & 44, said Register's office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Fairfax Square, a Joint Venture composed of Union Financial Corporation and Bryan Stanley by deed from Dora Deane Newman, unmarried of record in Book 6401, page 809, Register's Office for Davidson County, Tennessee.

J 2 2 9 4 8

IDENTIF. REFERENCE

JUL 23 3 52 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as #2, 2118 Fairfax Avenue, Nashville, Tennessee 37203
(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 19th day of July, 19 85

Fairfax Square, a Joint Venture

By: Bryan Stanley, P.

Bryan Stanley, Venturer

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 Bryan Stanley and _____ with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (themselves) to be the Venturer and _____ respectively of the Fairfax Square, a Joint Venture the within named bargainor, a ~~corporation~~ joint venture and that (he) as such Venturer and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ joint venture by the said Bryan Stanley as such Venturer, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 19th day of July, 19 85.

My commission expires 4-19-89

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Fairfax Square, a Joint Venture

TO

Michael E. Niedermeyer

Virginia H. Williams

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215

Phone: (615) 297-0925

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6613 PAGE 97

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

125000.00- CAMT.
325.00 CSTAX
.50 PRFEE
6.00 WDETD
CHECK 331.50-
0516A07/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 2 9 4 8

IDENTIF. REFERENCE

JUL 23 3 52 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 156647