FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Dwayne Lynn Bullard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 85

Notary Public

MY COMMISSION EXPIRES: 4-10-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
N. Eddie Montgomery, 7003 Chadwick, Suite 140, Brentwood, TN 37027
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dwayne Lynn Bullard (NAME) | Leader Federal Savings and Loan Association (NAME) | 133-12 |
| 423 Benita Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2926 (STREET ADDRESS) | 19.00 |
| Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38101-2926 (CITY) (STATE) (ZIP) | 05DU-09876 |

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, John Collett, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dwayne Lynn Bullard and Sue Bullard Watson

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:

Being Lot No. 16 on the Plan of Windsor Park Subdivision of record in Book 3600, page 64, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being the same property conveyed to John Collett and wife, Caron Collett by deed from Steven Norman Riggs of record in Book 5679, Page 727, Register's Office, Davidson County, Tennessee, and being the same property conveyed to John Collett by deed from Caron collett, of record in Book 6541, page 48, said Register's Office.

Subject to restrictions of record in Book 3792, page 445 said Register's Office.

This conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved ( ) property, known as 423 Benita Drive, (House Number) (Street) Nashville, TN. 37211 (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 31st day of July, 19 85

John Collett by Mabel Clodfelter attorney in fact
John Collett

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mabel Clodfelter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of John Collett, Jr. as his Attorney in Fact as the free act and deed of the within named Mabel Clodfelter.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of July, 1985.

Notary Public

My Commission Expires: 1-10-89

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
SUITE 140 - 7094 CHADWICK DR.
BRENTWOOD, TN 37027

**WARRANTY DEED**

FROM 2.6.3 5 3

John Collett

TO IDENTIFI REFERENCE

Dwayne Lynn Bullard

Sue Bullard Watson

AUG 6 10 39 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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STATE OF TENNESSEE
Davidson County

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, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the within named bargainor, a corporation, and that (he ) as such (they) _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

# 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 |
|---|---|---|---|---|

64000.00- CAMT.
166.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 172.90-
4722A08/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26353

IDENTIFI REFERENCE

AUG 6 10 39 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 160747