FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Lee Royce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August 19 85

Notary Public

MY COMMISSION EXPIRES: 3/4/89

(AFFIX SEAL)

BOOK 6636 PAGE 119

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attys., C-301, 2002 Richard Jones Rd., Nashville, Tn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Gardner Royce (NAME)	Leader Federal Savings and Loan Assoc. (NAME)	9D-70434
7430 Huntwick Trail (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	127-162
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (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, Chester F. Russell and wife, Mary D. Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee Gardner Royce and wife, Rhoda Russell Royce

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 Lot No. 15 on the Plan of Huntwick Estates, Section 2, as of record in Book 4860, pages 89 and 90, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Chester F. Russell and wife, Mary D. Russell, by deed from Federal Deposit Insurance Corporation, as Liquidation of the Hamilton National Bank, Chattanooga, Tennessee as of record in Book 5332, page 275, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Lee Gardner Royce and wife, Rhoda Russell Royce a one-half undivided interest, by deed from Chester F. Russell and wife, Mary D. Russell of record in Book 5538, page 607, Register's Office for Davidson County, Tennessee.

The purpose of this conveyance is to vest all interest in this property in Lee Gardner Royce and wife, Rhoda Russell Royce.

30464

IDENTIFICATION REFERENCE

AUG 22 8 19 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 7430 Huntwick Trail, Nashville, Tennessee 37209
(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 our hand s this 16th day of August, 19 85

Chester F. Russell
Chester F. Russell

Mary D. Russell
Mary D. Russell

STATE OF TENNESSEE
Davidson County

BOOK 6636 PAGE 120

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chester F. Russell and wife, Mary D. Russell

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of August 19 85.

Commission expires 3/6/89

Notary Public

STATE OF TENNESSEE
Davidson County

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

WARRANTY DEED

FROM

TO

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 6636 PAGE 121

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

250[illegible].00- CAPIT.
65.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 71.50-
9726A08/22/05 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30464

IDENTIFICATION REFERENCE

AUG 22 8 20 AM '05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165625