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

ADDRESS NEW OWNER:
Melinda Anne Pate
227 Woodmont Circle
Nashville, TN 37205

SEND TAX BILLS TO:
Leader Federal Savings & Loan Association
158 Madison Avenue
Memphis, Tennessee 38103

MAP-PARCEL NUMBERS:
PART OF
116-8-59

WARRANTY DEED

BOOK 6637 PAGE 473

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, Ambrose & Maxwell, a partnership hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Melinda Anne Pate, unmarried 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. 3 on the plan of Kenner Manor, of record in Book 6050, page 115 and amended in Book 6250, page 588, both in Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference. *

BEING part of the same property conveyed to Ambrose & Maxwell, a partnership, by deed from Susan Hite McBride Patey, Durand Bartley Hite, Jr., Patty Hite Criddle and Carolyn Harville Hite, Devisees under the Will of Carolyn Cartwright Hite, deceased, of record in Book 6398, page 853, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6631, page 407, said Register's Office, and to the matters set forth in the above referenced plan of record.

The Grantor hereby agrees to pay the 1985 taxes on the above referenced property.

* Together with and subject to a Grant of Easement of record in Book 6637, page 461, Register's Office for said County.

This is (un)improved property, known as 227 Woodmont Circle, Nashville, TN 37205.

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 20th day of August, 1985.

Ambrose & Maxwell
By: _____
BY: Albert E. Ambrose, Jr., partner — Robert S. Maxwell, partner

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

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 himself to be the President (or other officer authorized to execute the instrument) of the _____ Ambrose & Maxwell, 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 himself as _____. Witness my hand and official seal, at office in Nashville, Tennessee, this 20th day of August, 19 85.

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My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 115,900.00.

30937

IDENTIFICATION REFERENCE

AUG 23 12 19 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Melinda Anne Pate
Affiant

Subscribed and sworn to before me, this the 20th day of August, 19 85.

My Commission Expires: Nov 4 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Albert E. Ambrose, Jr. and Robert S. Maxwell with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the partners of Ambrose & Maxwell, the bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 20th day of August, 1985.

Christy Wilkins Ivey
Notary Public

My Commission expires:

Nov 4 1987

WARRANTY DEED

from:
Ambrose & Maxwell

to:
Melinda Anne Pate, unmarried

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

TN 23777

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6937 PAGE 475

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

115900.CO- CAMT.
301.34 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 307.84-
0341A08/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30937

IDENTIFICATION REFERENCE

Aug 23 12 19 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 166235