FORM NO. WD-1

BOOK 6638 PAGE 397

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/14/89

(AFFIX SEAL)

Prepared by Instante
WALT, DYER & JAMES
ATTYS.
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

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
George A. Mabry & wife (NAME)	Leader Federal Savings & Loan Assoc. (NAME)	26W-3975
221 Lauderdale Road (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	103-12-75
Nashville, Tennessee 37205 (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, Lealand Nielsen and wife, Jo Anne Nielsen and M. E. Anderson and husband James R. Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George A. Mabry et ux, Charlotte G. Mabry and Charlotte K. Gafford, unmarried

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 the southerly 58 feet of Lot No. 12 and the northerly 15 feet of Lot No. 11, Block "I", Cherokee Park, Second Edition, of record in Book 547, pages 175 and 176, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lealand Nielsen and wife, Jo Anne Nielsen and M. E. Anderson by deed from Carl M. Allbee and wife, Jane Lee Allbee, of record in Book 6477, page 493, Register's Office for Davidson County, Tennessee.

I, James R. Anderson, husband of M. E. Anderson, join in this conveyance for the purpose of conveying any interest I may have in the above described property, particularly marital rights.

M. E. Anderson and Elise Anderson are one and the same person.

Lealand Nielsen and Leland Nielsen are one and the same person.

3 1 2 4 9

IDENTIFICATION REFERENCE

AUG 26 10 15 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 221 Lauderdale Road (House Number) (Street) Nashville, Tennessee 37205 (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 19th day of August, 19 85

Lealand Nielsen

Jo Anne Nielsen

M. E. Anderson

James R. Anderson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. E. Anderson and husband, James R. Anderson

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 19th day of August 19 85

Commission expires 3/9/89

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

STATE OF Oregon
COUNTY OF Yamhill

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leland Nielsen and wife, Jo Anne Nielsen, the bargainors, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Newberg, Oregon, this 14th day of August, 1985.

My Commission Expires: 9-16-85

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6638 PAGE 399

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

165000.00- CA'IT,
429.00 CSTAX:
.50 PRFEE
6.00 WDEED
CHECK 435.50-
0683A08/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31249

IDENTIFICATION REFERENCE

AUG 26 10 15 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 166568