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

PW

ADDRESS NEW OWNER:
David G. Schlundt
1319 4th Avenue North
Nashville, TN 37208

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

MAP-PARCEL NUMBERS:
1W-13140 & 1W-13145
82-9-176
82-9-177

BOOK 6647 PAGE 22

WARRANTY DEED

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, James W. Polk and Glenda C. Polk, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David G. Schlundt and Zada L. Law, husband and wife 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 parts of Lots Nos. 56 and 57 on the plan of Dr. David T. McGavock's Plan, of record in Book 10, page 606, said Register's Office, and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Fourth Avenue North, formerly North Cherry Street, at a point 158 1/2 feet southwardly from the southeasterly margin of Taylor Street; thence continuing with said margin of Fourth Avenue North, southwardly 62 feet to a point; thence leaving said margin of Fourth Avenue North, southwestwardly 173 1/2 feet, more or less, to an alley; thence with said alley northwardly 62 feet; thence northeastwardly 173 1/2 feet, more or less, to the point of beginning.

BEING the same property conveyed to James W. Polk and wife, Glenda C. Polk by Deed from John Randall Ingram and wife, Robbie H. Ingram, of record in Book 6178, page 186, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

THIS instrument is being executed on behalf of James W. Polk and wife, Glenda C. Polk, by Andy Allen as their Attorney in Fact pursuant to a Power of Attorney which is being recorded prior to this instrument.

This is (un)improved property, known as 1319 4th Avenue North, Nashville, TN 37208.

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 30th day of August, 1985.

Glenda C. Polk, By Andy Allen, Atty-In-Fact

James W. Polk, By Andy Allen, Atty-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of August, 1985, before me personally appeared James W. Polk and Glenda C. Polk, 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 their free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, 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 ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 62,900.00.

_____
Affiant

Subscribed and sworn to before me, this the 30th day of August, 19 85.

My Commission Expires: 10-24-88

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andy Allen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of James W. Polk and wife, Glenda C. Polk as their Attorney in Fact as the free act and deed of the within James W. Polk and wife, Glenda C. Polk.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of August, 1985.

_____
Notary Public

My Commission expires:

10-24-88

WARRANTY DEED

from:
James W. Polk and Glenda C. Polk

to:
David G. Schlundt and Zada L. Law

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Sep 4 12 07 PM '85

Return to: cg

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

IDENTIFICATION REFERENCE 093680

TN 24086

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6647 PAGE 24

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

62900.00- CONT
163.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 170.04-
3608A09/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33680

IDENTIFICATION REFERENCE

SEP 4 12 27 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169424