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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Randy D. Ward SMITH
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October

Notary Public

MY COMMISSION EXPIRES: 3/9/88

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Returned

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy D. Ward (NAME)	Leader Federal Savings & Loan Association (NAME)	56-26
4327 Pecan Valley Road (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	13D-38490
Nashville, Tennessee 37218 (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, Mary Frances Reasonover Pate, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randy D. Ward and wife, Barbara G. Ward

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 the 13th formerly the 25th Civil District of Davidson County, Tennessee, described according to a survey made by John Setters, October 1946, as follows:

BEGINNING at a point in the southerly margin of Back Creek at the southwest corner of the property conveyed to Raymond Brooks by deed from H. L. Randall et ux, of record in Book 1390, page 642, said Register's Office, thence, with Brooks' west line north 21 1/2 deg. west 1062 feet to an iron pin; thence south 64-1/2 deg. west 218.9 feet to a point; thence south 21-1/2 deg. east 1060 feet to a point in the south margin of Back Creek; thence with the margin of the same north 64-3/4 deg. east 218.9 feet to the point of beginning.

BEING the same property conveyed to Mary Frances Reasonover Pate by deed from Theodore Herbert Pate of record in Book 4932, Page 859, said Register's Office for Davidson County, Tennessee.

44132

IDENTIFICATION REFERENCE

Oct 14 10 37 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 4327 Pecan Valley Road, Nashville, Tennessee 37218
(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 my hand this 10th day of October, 19 85

Mary Frances Reasonover Pate
Mary Frances Reasonover Pate

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned ~~Mary Frances Reasonover Pato, a single~~ Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that ~~she~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville this 10th day of October, 19 85

Commission expires 3/8/89

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 _____

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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-
6141A10/14/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44132

IDENTIFICATION REFERENCE

OCT 14 10 37 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 181634