FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF October, 19 85

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

BOOK 6086 PAGE 899

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
Michael P. Brodbine (NAME)	Leader Federal Savings & Loan Association (NAME)	103-12-94
303 Lauderdale Road (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	26W-64675
Nashville, TN 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, Robert A. Branch and wife, Joan M. Branch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael P. Brodbine and wife, Anne Brodbine

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. 2 and the easterly 2 feet of Lot No. 1 of Block "G" on the Map of Cherokee Park, as of record in Book 547, Pages 169 & 170, said Register's Office.

SAID Lot No. 2 and part of Lot No. 1 front together with 62 feet on the northerly side of Lauderdale Road, and runs back 114.50 feet on the easterly line and 112.42 feet on the westerly line to a dead line and measures 74 feet thereon.

BEING the same property conveyed to Robert A. Branch et ux, Joan M. Branch by deed from James R. Anderson et ux, Mary Elise Anderson of record in Book 5077, Page 975, said Register's Office for Davidson County, Tennessee.

4578

IDENTIFICATION REFERENCE

Oct 21 8 31 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as 303 Lauderdale Road, Nashville, TN 37205
(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 11th day of October, 19 85

Robert A. Branch Robert A Branch

Joan M. Branch Joan M Branch

STATE OF TENNESSEE
Davidson County

BOOK 6588 PAGE 900

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert A. Branch and wife, Joan M. Branch

the bargainor S, 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 11th day of October 19 85

Commission expires 4-24-87

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 6686 PAGE 901

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			140000.CO- CAMT.	
			364.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	370.50-
8100A	10/21/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 5 7.6 8.

IDENTIFICATION REFERENCE

OCT 21 8 31 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 183536