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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 $ 47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 1985

Notary Public

MY COMMISSION EXPIRES: 3/4/89

(AFFIX SEAL)

prepared by & return to
WALT, DYER & JAMES
ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

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
Oscar Grass (NAME)	Leader Federal Savings & Loan Association (NAME)	10D-34460
1335 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	41/60
Nashville, TN 37207 (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, Landon Hume Rizor and Ida Dee Rizor Cunningham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oscar Grass and wife, Maria Grass

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:

TRACT I

LAND in the 10th Civil District of Davidson County, Tennessee, being a part of the J. W. Harris land as of record in Book 421, Page 75, said Register's Office, and described according to a survey made by Ralph W. C. Lambert, Surveyor, dated June 16, 1956, as follows:

BEGINNING at an iron pin in the southerly margin of Old Hickory Boulevard in the east boundary line of the Harris land above mentioned; thence along said boundary line south 2 deg. 30' west 290.5 feet to an iron pin; thence north 66 deg. 52' west 150 feet to an iron pin; thence north 2 deg. 30' east 290.5 feet to an iron pin in the southerly margin of said Boulevard; thence along the margin of said Boulevard south 66 deg. 52' east 150 feet to the beginning.

TRACT II

LAND in the 10th Civil District of Davidson County, Tennessee, being a part of the J. W. Harris land as of record in Book 421, Page 75, Register's Office for said County, and described according to a survey made by Ralph W. C. Lambert, Surveyor, dated June 16, 1956, as follows:

BEGINNING at an iron pin in the southerly margin of Old Hickory Boulevard in the east boundary line of the Harris land above mentioned; thence along said boundary line south 2 deg. 30' west 290.5 feet to an iron pin; thence north 66 deg. 52' along said boundary line south 2 deg. 290.5 feet to an iron pin;

See attached for continuation of legal description.

This is unimproved ( ) improved (X) property, known as 1335 Old Hickory Blvd., Nashville, TN 37207
(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 18th day of November, 19 85

Landon Hume Rizor

Ida Dee Rizor Cunningham

James N. Cunningham

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Landon Hume Rizor and Ida Dee Rizor Cunningham and James N. Cunningham

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 18th day of November, 19 85.

Commission expires 2/8/89

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

CONTINUATION OF LEGAL DESCRIPTION

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thence north 66 deg. 52' west 150 feet to an iron pin; thence north 2 deg 30' east 290.5 feet to an iron pin in the southerly margin of said Boulevard; thence along the margin of said Boulevard south 66 deg. 52' east 150 feet to the beginning.

BEING the same property conveyed to Landon Hume Rizor and Ida Dee Rizor Cunningham by Quitclaim Deed from James D. Stubbs, Trustee, of record in Book 6715, Page 147, said Register's Office for Davidson County, Tennessee. Ida Dee Rizor and Ida Dee Rizor Cunningham are one in the same person. The said James N. Cunningham joins in this conveyance to convey any interest he may have in the property, particularly any marital interest.

5 5 0 9 2

IDENTIFICATION REFERENCE

NOV 22 8 23 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

470[illegible].00= CONV.
122.20 CONV TAX
.50 PRFE
9.00 MORT
CHECK 131.70=
9204A11/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55092

IDENTIFICATION REFERENCE

Nov 22 8 23 AM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN

No. 194353