BOOK 6720 PAGE 73

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November 1985.

Notary Public

MY COMMISSION EXPIRES: 1-29-89

(AFFIX SEAL)

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
Larry G. Spencer (NAME)	Leader Federal Savings & Loan Association (NAME)	161-11A/54
396 Huntington Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	06DU-76256
Nashville, Tennessee 37211 (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, Ward and Walsh, a general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry G. Spencer and wife, Gayle S. Herndon Spencer

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 Unit No. 54 on the Plat of Huntington Ridge Townhouse, of record in Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ward & Walsh by deed from Third National Bank in Nashville of record in Book 6396, Page 906, said Register's Office for Davidson County, Tennessee.

5 6 6 7 9

IDENTIFICATION REFERENCE

Nov 27 2 34 PM '85

FELIX P. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 396 Huntington Ridge Drive, Nashville, Tennessee 37211
(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 22nd day of November, 19 85

Ward and Walsh
By: James E. Ward, Partner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James E. Ward and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Partner and _____ respectively of the Ward and Walsh, a general partnership the within named bargainor, a ~~corporation~~ partnership, and that (he) as such Partner and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ partnership by the said James E. Ward as such Partner, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 22nd day of November, 19 85

My commission expires 4/14-87

_____
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 6720 PAGE 75

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

77250.00- CAPT.
200.72 CSTAX
.50 PRFE
6.00 MORTG
CHECK 207.22-
1107A11/27/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56679

IDENTIFICATION REFERENCE

Nov 27 2 34 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 196216