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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 $ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 19 85

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Return to
WALT, DYER & JAMES
Attys.
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
Steven L. Mann (NAME)	Leader Federal Savings & Loan Association (NAME)	104-11-58
3917 Gallatin Rd (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	24W-6240
Nashville, Tennessee 3721 (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, Peabody Place, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven L. Mann

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 #2 on the Plan of Lexington Square Condominiums. The Plan of Lexington Square Condominiums is recorded in Book 6523, Page 387, as an attachment to the Master deed to Lexington Square of record in Book 6523, Page 348; which sets out and establishes a horizontal property regime for "Lexington" by amending the Plan of record in Book 6250, Pages 340 & 341, said Register's Office.

BEING part of the same property conveyed to Peabody Place, Inc., by deed from Grace Holt Stone of record in Book 6353, Page 132, Register's Office for Davidson County, Tennessee and also being part of the property conveyed to Peabody Place, Inc., by deed from James Phillip Zerface and wife, Theresa Zerface of record in Book 6369, Page 791, said Register's Office.

5829 0

IDENTIFICATION REFERENCE

Dec 5 8 40 AM '85

FELIX Z. WILSON II REGISTER, DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 2133 Acklen Avenue, Nashville, Tennessee 37212
(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 4th day of December, 19 85

Peabody Place, Inc.

By: Bryan Stanley

Bryan Stanley, President

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 Bryan Stanley and _____ with whom I am personally acquainted and who upon (~~their general oaths~~) (his oath) acknowledged (~~themselves~~) (himself) to be the President and _____ respectively of the Peabody Place, Inc. the within named bargainor, a corporation, and that (he) (~~they~~) as such President 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 Bryan Stanley as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 4th day of December, 19 85

My commission expires 4-14-87

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

67CO 20.00- CONT.
174.20 CSTAX
.50 PRFE
6.00 WDE D
CHECK 190.70-
3007A12/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58290

IDENTIFICATION REFERENCE

Dec 5 8 40 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 198068