BOOK 6746 PAGE 497

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

James Michael Burns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December 19 85

Notary Public

MY COMMISSION EXPIRES: 7-19-89
(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
James Michael Burns (NAME)	Leader Federal Savings & Loan Association (NAME)	53-5-12
1272-1274 Cheyenne Blvd. (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	
Madison, Tennessee 37115 (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, Sam Y. Venable and wife, Mary Leah Venable

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Michael Burns and wife, Donna Palmer Burns

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. 152 on the Plan of Sequoia Valley, Section 3, as of record in Book 4460, Page 83, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Sam Y. Venable et ux, Mary Leah Venable by deed from William P. Jones of record in Book 5822, Page 112, said Register's Office for Davidson County, Tennessee.

6 4 1 4 3

IDENTIFICATION REFERENCE

Dec 27 9 41 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved (X) improved property, known as 1272-1274 Cheyenne Blvd., Madison, Tennessee 37115
(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 23rd day of December, 19 85

Sam Y. Venable

Mary Leah Venable

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sam Y. Venable and wife, Mary Leah Venable

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 23rd day of December 19 85

Commission expires 4-11-87

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 _____

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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

CHECK
0249A12/27/85 BAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6414 3

IDENTIFICATION REFERENCE

Dec 27 9 41 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 205138