BOOK 6904 PAGE 140

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Barbara L Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 19 86.

Notary Public

MY COMMISSION EXPIRES: 7-9-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., Suite 130,One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara L. Sanders (NAME)	Leader Federal Mortgage, Inc. (NAME)	24W-12975
1716 Rosewood Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 275 (STREET ADDRESS)	117-4-90
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101-0275 (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, James W. Martin and wife, Susan St. Marie-Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara L. Sanders, a single person

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 the westerly 60' of Lot No. 268 on the Plan of Belmont Land Company's Plan called "Belmont Heights" of record in Book 421, page 34, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James W. Martin et ux, Susan St. Marie-Martin by deed from Jimmie Earl Horton et ux, Glenda K. Horton of record in Book 6467, Page 845, said Register's Office for Davidson County, Tennessee.

16001

IDENTIFICATION REFERENCE

JUL 1 8 27 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

unimproved (X)
This is improved ( ) property, known as 1716 Rosewood 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 our hand s this 27th day of June, 19 86

James W. Martin by Jana Bart, attorney-in-fact
James W. Martin

Susan St. Marie-Martin by Jana Bart, attorney-in-fact
Susan St. Marie-Martin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Martin and wife, Susan St. Marie-Martin

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 27th day of June 19 86

Commission expires _____

_____
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 130
One Burton Hills Boulevard
Nashville, Tennessee 37215
Phone: (615) 665-1150

STATE OF TENNESSEE)
DAVIDSON COUNTY)

On this 27th day of June, 1986, before me, the undersigned, appeared DANA Bent, who is known personally to me, and who executed the FOREGOING INSTRUMENT in behalf of JAMES W. MARTIN and SUSAN St. Marie-Martin having been so authorized to act and acknowledged that she executed same as the free act and deed of the said JAMES W. MARTIN and SUSAN St. Marie MARTIN. witness my hand and seal at Nashville, TN, 6-27-86
my comm. expires 4-14-89

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	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			840[illegible].00- CAPITAL	
			216.40 STATE	
			.50 PROBATE	
			6.00 MISC	
			CHECK 294.90-	
			1015A07/21/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16001

IDENTIFICATION REFERENCE

Jul 1 8 27 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 265352