BOOK 6980 PAGE 759 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Ruby A. Eley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 19 86

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Mail

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:~~ MORTGAGE	MAP-PARCEL NUMBERS
Ruby A. Eley (NAME)	Leader Federal Mortgage, Inc. (NAME)	2D 38300
3521 Gondola Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 275 (STREET ADDRESS)	150-46
Antioch, TN 37013 (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, Philhall Corp.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruby A. Eley, unmarried

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. 115A on the Zone Lot Division of Lots 115 & 116, Section 2-A of Chelsea of Priest Lake, as of record in Book 6250, Page 423, as amended in Book 6900, Page 2, said Register's Office.

BEING the same property conveyed to Philhall Corp. by Quitclaim Deed from Randall Phillips Builders, Inc., of record in Book 6573, Page 301, Register's Office for Davidson County, Tennessee.

4275

IDENTIFICATION REFERENCE

SEP 17 8 23 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

09174.22

2753

This is unimproved (X) improved ( ) property, known as 3521 Gondola Drive, Antioch, TN 37013
(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 15th day of September, 19 86

Philhall Corp.
By: Charles B. Well, Jr., Vice President
~~Charles B. Well, Jr., Vice President~~

STATE OF TENNESSEE
Davidson County

BOOK 6980 PAGE 760

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 Charles S. Well, Jr. and _____ with whom I am personally acquainted and who upon ~~(their several oaths)~~ (his oath) acknowledged ~~(themselves)~~ (himself) to be the Vice President and _____ respectively of the Philhall Corp. the within named bargainor, a corporation, and that ~~(he...)~~ (they) as such Vice 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 Charles S. Well, Jr. as such Vice President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 15th day of September, 19 86.

My commission expires 4-14-87

_____
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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6980 PAGE 761

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

59900.00- CAMT.
167.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 174.22-
2753A09/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4 5
4 2
REFERENCE
IDENTI
8 23 AM '86
SEP 17
WILSON II REGISTER
DSON COUNTY, TN
FELIX Z.
DAVI

No. 295546