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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 $ 100,000.00

Julia H. Luter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF September, 19 86

Notary Public

MY COMMISSION EXPIRES:

(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
Robbie Luter (NAME)	Leader Federal Mortgage, Inc. (NAME)	26 W 00100
3626 Westbrook Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 275 (STREET ADDRESS)	104-05-215
Nashville, Tennessee 37205 (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, George Maury Tidwell, Jr., etux Karen Tidwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robbie Luter and Julia H. Luter, both 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:

Tract I: LAND in Davidson County, Tennessee, being the easterly 35 feet of Lot No. 490 and the westerly 15 feet of Lot No. 491 on the Map of Richland Realty Company's Division "C", as of record in Book 421, Page 31, said Register's Office.

SAID part of said lots adjoin and front together 50 feet on the northerly side of Westbrook Avenue and run back between parallel lines 200 feet more or less to an alley.

BEING the same property conveyed to George M. Tidwell et ux, Kathleen C. Tidwell by deed from Sarah Louise Davis of record in Book 1383, Page 185, said Register's Office for Davidson County, Tennessee. George M. Tidwell and wife Kathleen C. Tidwell, both, having since died. Also, being the same property vested in George Maury Tidwell, Jr. by virture of last Will and Testament of record in Book 154, page 367, Probate Court for Davidson County, Tennessee. Karen Tidwell, wife of George Maury Tidwell, Jr., joins in this conveyance for the purpose of conveying any interest she may have in the above described property, particularly marital rights.

Tract II: Land in Davidson County, Tennessee, being the easterly 10 feet of lot no. 489 and the westerly 15 feet of lot 490 in Richland Realty Company's Division "C", the plan of which is of record in book 421, page 31, said Register's Office.
Being the same property conveyed to George M. Tidwell and wife Kathleen Tidwell by deed of record in book 1171, page 182, said Register's Office.

RACT III: Land in Davidson County, Tennessee, being the easterly 10 feet of the westerly 25 feet of lot 490 of Richland Realty Company's Division "C", the plan of which is of record in Book 421, page 31, said Register's Office.
Being the same property conveyed to George M. Tidwell and wife, Kathleen C. Tidwell by deed of record in book 1717, page 169, said Register's Office.

The heir and his spouse, as above said, convey these tracts II & III.

unimproved (X)
This is improved ( ) property, known as 3626 Westbrook Avenue, Nashville, Tennessee 37205
(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 30th day of September, 19 86

George Maury Tidwell, Jr.

Karen Tidwell

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Maury Tidwell, Jr., etux Karen Tidwell

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 30th day of September 19 86

Commission expires 4-19-89

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

IDENTIFICATION REFERENCE

OCT 2 9 23 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

48490

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 _____

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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

10 0- CAPIT.
280.00 CSTAX
.50 PRFE
6.00 WDE
CHECK 296.50-
921 A 10/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48490

IDENTIFICATION REFERENCE

Oct 2 9 23 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 301857