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FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Bobby R. Carpenter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 19 87

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:	MORTGAGEE:	MAP-PARCEL NUMBERS
Bobby R. Carpenter (NAME)	Leader Federal Savings & Loan Association (NAME)	
228 Vaughns Gap Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	8DZ-76010
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	129-3/1

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, Walter J. Spear and wife, Shirley J. Spear

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby R. Carpenter and wife, Wanda H. Carpenter

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. 33 on the Plan of West Meade Farms, Inc., Section 1, of record in Book 1424, Page 47, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Walter J. Spear et ux, Shirley J. Spear by deed from Carolyn G. Miller, unmarried of record in Book 5445, Page 407, said Register's Office for Davidson County, Tennessee.

81120

IDENTIFICATION REFERENCE

JAN 7 2 16 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as 228 Vaughns Gap Road, Nashville, TN 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 5th day of January, 19 87

Walter J. Spear

Shirley J. Spear

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 Walter J. Spear and wife, Shirley J. Spear

the bargainors, 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 5th day of January 19 87

Commission expires 4-14-87

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

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

Notary Public

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

[illegible] 3- CANT.
560.00 CSTAX
.50 RREF
6.00 WDFEE
CHECK 561.50-1
08568 01/07/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81120

IDENTIFI REFERENCE

JAN 7 2 16 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 31869