File Box 43

BOOK 7502 PAGE 74

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 19 88.

Notary Public

MY COMMISSION EXPIRES 10-9-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE ELEVEN UNION STREET, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Overton Lea, Jr. et ux (NAME)	Leader Federal Savings & Loan (NAME)	115-13
805 Rodney Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 336 (STREET ADDRESS)	#29
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101-0336 (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, M. Wayne Garland and Mary A. Garland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Overton Lea, Jr. and his wife, Linda G. Miles Lea

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, Tennesee, being Lot No. 216 onthe Plan of West Meade Hills, Section 8, as of record in Book 3600, pages 61 and 62, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Rodney Drive at the corner of Lots Nos. 215 and 216; thence westwardly with the line between said two lots 235.26 feet to a point; thence north 8 deg. 22' East 227.67 feet to a point in the southerly margin of Harriswood Drive; thence eastwardly with said margin of said Drive 256.69 feet to a point which is the beginning of a curve to the right having a radius of 25 feet; thence southeastwardly around said curve 37.86 feet to a point in the westerly margin of Rodney Drive; thence southwardly with said margin of said Drive, 145 feet to the point of beginning.

Being the same property conveyed to M. Wayne Garland and wife, Mary A. Garland by deed from Floyd P. Teas and wife, Barbara C. Teas of record in Book 6334, Page 754, Register's Office for Davidson County, Tennessee.

IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a Promissory Note secured by a deed of trust of record in Book 6077, Page 414, said Register' Office, payable according to the terms and conditions therein.

unimproved ( )
This is improved (XX) property, known as 805 Rodney Drive (House Number) (Street) Nashville, TN 37205 (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, esate, 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 ti, 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 this 25th day of March, 1988

M. Wayne Garland by Robert L. Leach attorney in fact
M. Wayne Garland

Mary A Garland by Jack Gilliam, atty in fact
Mary A. Garland

STATE OF TENNESSEE
County of Davidson

On this the 23rd day of March, 1988, before me personally appeared Robert L. Jackson, to me known to be the person who executed the foregoing instrument in behalf of M. WAYNE GARLAND and acknowledged that he executed the same as the free act and deed of the said M. Wayne Garland.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of March, 1988.

Notary Public

My Commission expires: 10-9-91

STATE OF TENNESSEE
County of Davidson

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On this 23rd day of March, 1988, before me personally appeared Jack Seaman, to me known to be the person who executed the foregoing instrument in behalf of MARY A. GARLAND and acknowledged that he executed the same as the free act and deed of the said Mary A. Garland.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of March, 1988.

Notary Public

My Commission expires: 3/11/90

0602 03/29 0101 CHECK 419.50

WARRANTY DEED

FROM

M. Wayne Garland

Mary A. Garland

TO

Overton Lea, Jr.

Linda G. Miles Lea

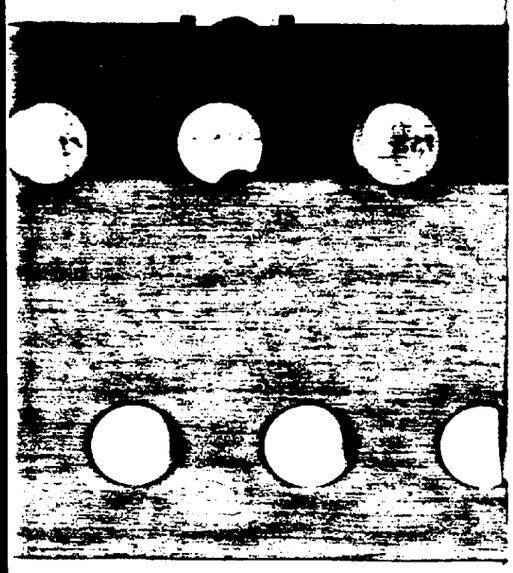
Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

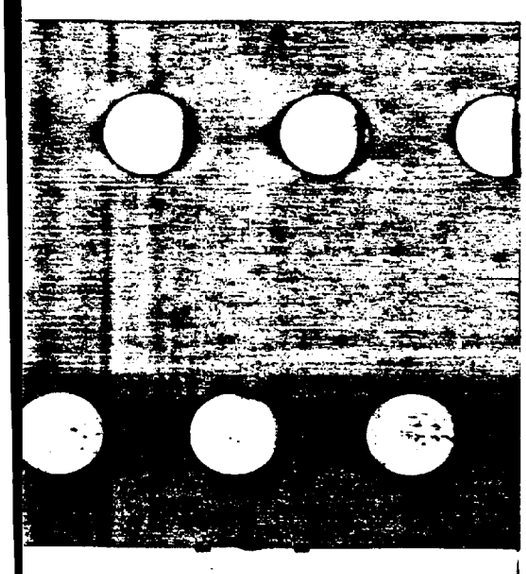
1 6 6 1 6

IDENTIFICATION REFERENCE

Mar 29 11 16 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN





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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
147500.00
CON TX 413.00
PRFEE 0.50
WDEED 6.00
TOTAL 419.50
CHECK 419.50

03/29/88 01 11:18 0001 0602

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 6 1 6

IDENTIFICATION REFERENCE

MAR 29 11 18 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 75152