D048 04

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
James R. Dade
4505 Wayland Drive
Nashville, Tn. 37205

MORTGAGEE:
Leader Federal Mortgage, Inc.

P.O. Box 275
Memphis, TN 38101-0275

MAP-PARCEL NUMBERS:
MAP 130-11
PARCEL 124
7DA-50945

WARRANTY DEED

BOOK 7569 PAGE 171

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Allen C. Brown and wife, Susan G. Brown

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James R. Dade, Jr. and wife, Barbara M. Dade, a one-half undivided interest as tenants by the entirety, and Edward H. Martin, a one-half undivided interest, said half interests to be in* hereinafter called the Grantee, Grantee's 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. 7 on the plan of Hycrest Acres, of record in Book 2133, page 5, Register's Office for said County.

SAID Lot No. 7 fronts 125.0 feet on the broken westerly margin of Wayland Drive and extends back 578.4 feet on the northerly line and 544.0 feet on the broken southerly line to a dead line in the rear, measuring 120.0 feet thereon.

BEING the same property conveyed to Allen C. Brown and wife, Susan G. Brown by deed from Joan Kampmeier Medwedeff, being one and the same person as Joan K. Medwedeff of record in Book 4922, page 219, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 1950, page 271, said Register's Office, and to the matters set forth in the above referenced plan of record.

* joint tenancy, with rights of survivorship.

38563

IDENTIFICATION REFERENCE

JUN 10 10 32 AM '88

FILED & RECORDED
ERIK Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

This is (~~un~~)improved property, known as 4505 Wayland Drive, Nashville, Tn. 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 9th day of June, 19 88.

Susan G. Brown
Susan G. Brown

Allen C. Brown
Allen C. Brown

STATE OF TENNESSEE
COUNTY OF Davidson

On this 9th day of June, 19 88, before me personally appeared Allen C. Brown and wife, Susan G. Brown, to me known (or proved to me on the basis of satisfactory evidence), to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 175,000.00.

_____ 6/9/88
Affiant

Subscribed and sworn to before me, this the 9th day of June, 1988.

My Commission Expires: 10-24-88

_____
Notary Public

WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF

WARRANTY DEED

from:
Allen C. Brown and wife, Susan G. Brown

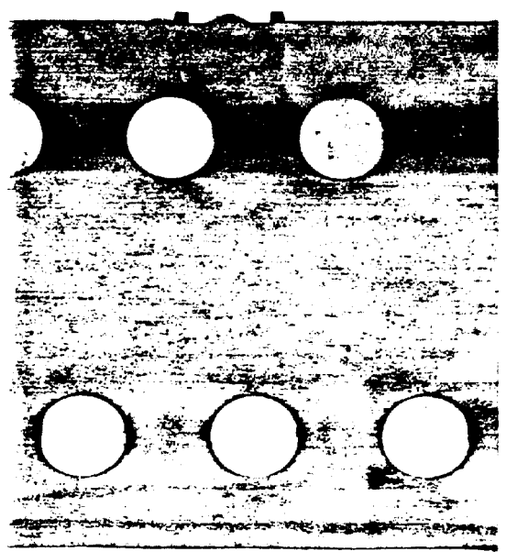
to:
James R. Dade and wife, Barbara M. Dade and Edward H. Martin

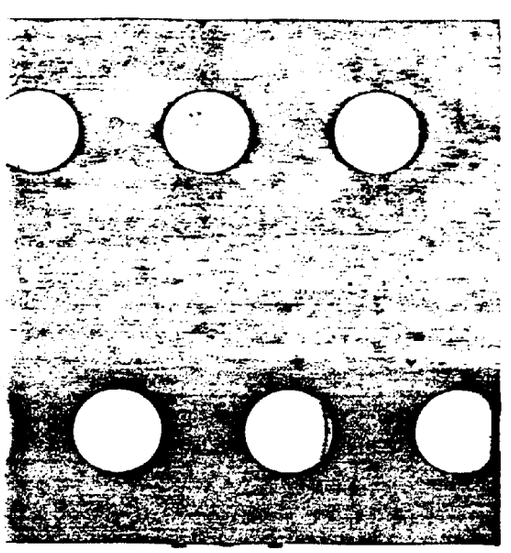
3760 06/10 0101 03CHECK 496.50

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 7569 PAGE 173

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CASH 175000.00
CON TX 490.00
PRFEE 0.50
WDEED 6.00
TOTAL 496.50
CHECK 496.50

06/10/88 01 10:30 0001 3760

38563

IDENTIFICATION REFERENCE

JUN 10 10 32 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100616