Map 81-7 Par 440 FILE BOX 61

SPECIAL WARRANTY DEED

BOOK 7821 PAGE 483

KNOW ALL PEOPLE BY THESE PRESENTS THAT LEADER FEDERAL SAVINGS AND LOAN ASSOCIATION, ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, THE GRANTOR HEREIN, for and in consideration of TEN DOLLARS (10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY to Johnnie N. Blackman, THE GRANTEE HEREIN, the following described real property situated in DAVIDSON COUNTY, TENNESSEE, to wit:

LAND in Davidson County, Tennessee being the southerly one-half of Lot No. 39 on the Plan of Williams and Valentino's Subdivision of Lots 3 and 4 of the Thomas Woodard Property, as of record in Plan Book 2, Page 33, of the Chancery Court at Nashville. Said part of said lot fronts 40 feet on the westerly side of 11th Avenue North, formerly Woodard Avenue, and runs back between parallel lines, with northerly margin of an unnamed street, 150 feet to an alley.

BEING the same property conveyed to Leader Federal Savings and Loan Association by Trustees deed from Leader Enterprises, Inc., Trustee, of Record in Book 7452, page 687, Registers Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD THE SAID REAL PROPERTY unto the said GRANTEE, his successors, heirs and assignes, forever, subject only to:

1) Taxes for the 1989 and subsequent years, a lien, not yet due and payable, and any back taxes, all of which are the responsiblity of the Grantee.

2) Covenants, Conditions and Restrictions of record, if any.

3) Private, public and utility easements and roads that are visable and existing together with any other roads or easements provided the same do not interfere with the use and enjoyment of the real estate for residential purposes.

4) Any unconfirmed special taxes or assessments.

5) Any right of redemption held by an entity, equitable or statutory, which may exist, including any right of redemption held by any prior title holder.

6) The Plan of Record in Plan Book 2, page 33, Chancery Court of Nashville.

7) Any Deeds of Trust or Liens against the property.

AND THE GRANTOR, FOR ITSELF AND ITS SUCCESSORS, does warrant to the grantee, his successors, heirs and assigns, only that:

1) The grantor has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner, encumbered and,

2) Grantor will forever defend the property against all persons lawfully claiming through grantor.

AND THE GRANTOR DOES expressly declare that GRANTOR MAKES NO representations or warranties as to the condition, habitability or state of repair of the house or any improvements upon the land.

PREPARED BY & RETURN TO:
WALT, DYER & JAMES, ATTYS.
ONE BURTON HILLS BLVD., SUITE 130
NASHVILLE, TN 37215

APR 20 2 24 PM '89

2 5 5 5 5

IN WITNESS WHEREOF, the said LEADER FEDERAL SAVINGS AND LOAN ASSOCIATION, UNDER THE LAWS OF THE UNITED STATES OF AMERICA has caused its name to be affixed and by these presents to be signed by its duly authorized agent in its behalf, this 13th day of April, 1989.

LEADER FEDERAL SAVINGS
AND LOAN ASSOCIATION

by _____
Asst. V. P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of April, 1989, before me, the undersigned notary public in and for the said city and county, appeared GLENN GILMORE personally known to me to be the ASSISTANT VICE PRESIDENT of LEADER FEDERAL SAVINGS AND LOAN ASSOCIATION and acknowledged that he executed the same as such authorized agent pursuant to the authority given by LEADER FEDERAL SAVINGS AND LOAN ASSOCIATION, as his free and voluntary act and deed of the said Association for the uses and purposes therein set forth.

Given under my hand and notarial seal this 13th day of April, 1989.

_____
Notary

My Commission Expires: 5-7-91

Mortgagee NONE

Send tax bills to:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $ 9,062.89

_____
affiant

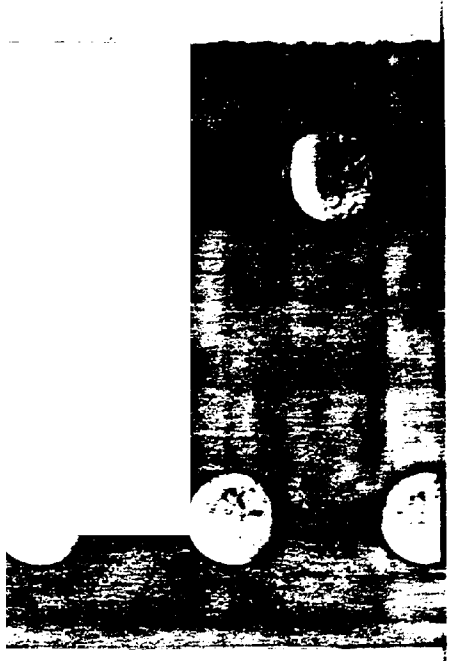
Subscribed and sworn to before me this 13th day of April, 1989.

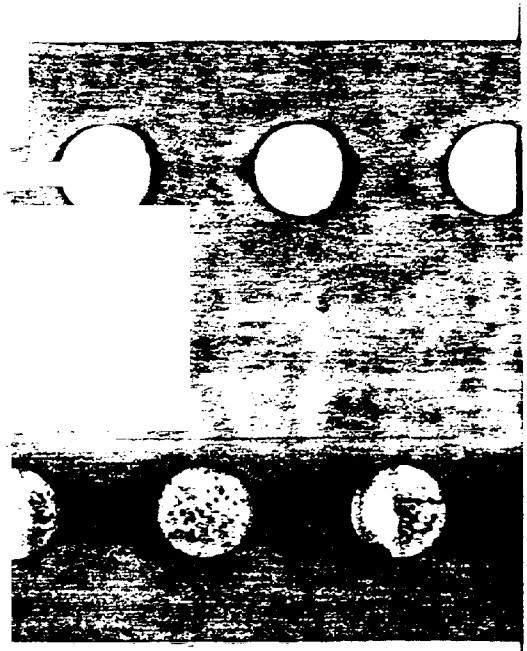
_____
Notary

My Commission Expires: 5-7-91

Address of new owners as follows:
SEND TAX BILLS TO:
Johnnie N. Blackman
1901 11th Avenue North
Nashville, Tennessee 37208

7764 04/20 0101 03CHECK 36.53





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7821 PAGE 486

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	9062.89
CON TX	30.03
PRFEE	0.50
WDEED	6.00
TOTAL	36.53
CHECK	36.53

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/20/89 01 14:25 0001 7764

26595

IDENTIFICATION

APR 20 2 25 PM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 202135