BOOK 8161 PAGE 953 FILE BOX 61

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 $ 59,000.00

x James E. Monroe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 27th DAY OF July, 1990.

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
James E. Monroe (NAME)	Leader Federal Bank for Savings (NAME)	
825 Oakwood Terrace Drive (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	148-8-71
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38103 (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, Samuel J. Albin, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Monroe and wife, Evelyn B. Monroe

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. 67 on the Plan of Oakwood Terrace, recorded in Book 4460, pages 54 and 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
Section I

BEING the same property conveyed to Samuel J. Albin by deed from Kathryn R. Dostler of record in Book 6990, Page 198, said Register's Office for Davidson County, Tennessee.

Subject to any and all easements, restrictions, plats and other matters of record.

4491.5

IDENTIFICATION REFERENCE

JUL 27 2 19 PM '90

FELIX Z WILSON TR REGISTER
DAVIDSON COUNTY, TN

4298 07/27 0101 03CHECK 201.70

This is unimproved (XX) improved ( ) property, known as 825 Oakwood Terrace Drive, Antioch, Tennessee 37013
(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 my hand this 27th day of July, 1990

Samuel J. Albin
by: Juanita G. Fielder, Attorney-in-Fact

Samuel J. Albin By Juanita G. Fielder Attorney In Fact

STATE OF TENNESSEE
Davidson County

BOOK 8161 PAGE 954

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____

_____
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 27th day of July, 19 90, personally appeared before me, Juanita G. Fielder, 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 Samuel J. Albin and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 27th day of July, 19 90

My commission expires: 5-8-91

_____
Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8161 PAGE 955

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 59000.00
CON TX 194.70
PRFEE 1.00
WDEED 6.00
TOTAL 201.70
CHECK 201.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07-27-90 01 14:21 0001 4298

4491.5

IDENTIFICATION REFERENCE

JUL 27 2 19 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 341080