61

FORM NO. WD-1 REV. 10-86

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PREPARED BY & RETURN TO:

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 19 93

Notary Public

MY COMMISSION EXPIRES: 5-[illegible]-96

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attys., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eugene Collins, Builder (NAME) | Leader Federal Bank for Savings (NAME) | 151-1-A-47CO |
| 3649 & 3653 Burwick Place (STREET ADDRESS OR ROUTE NUMBER) | 158 Madison Avenue (STREET ADDRESS) | 151-1-A-48CO |
| Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP) | Memphis, TN 38101-0275 (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, Leader Enterprises, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene Collins, Builder

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 Lots No. 47 and 48 on the Plan of Chatham Pointe, of record in Plat Book 6900, Pages 444 through 447, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Leader Enterprises, Inc. by deed from Brunson/Gregg, a Tennessee general partnership composed of William J. Gregg, Sr. and Robert B. Brunson of record in Book 7158, Page 24, Register's Office for Davidson County, Tennessee.

95168
IDENTIF. & REFERENCE

93 DEC -9 AM 11:24
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved ( ) property, known as 3649 & 3653 Burwick Place, 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 1st day of December, 19 93

Leader Enterprises, Inc.

By: [signature]
Title Vice President

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 Leader Enterprises, Inc.

the bargainor, with whom I am personally acquainted, and who acknowledged that ~~he~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~, Tennessee, this 1st day of ~~December~~ 19 ~~93~~

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frank Boyce and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (~~himself~~) (themselves) to be the Vice President and _____ respectively of the Leader Enterprises, Inc. the within named bargainor, a corporation, and that (he ) as such _____ and (they) _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Frank Boyce as such Vice President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 1st day of December, 19 93.

My commission expires 5-24-97

Rebecca L. Bailey
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____.

_____
Notary Public

My commission expires:

_____

2291 12/09 0101 03CHECK 131.10

**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 |
|---|---|---|---|---|
| | | | | CAMT 33000.00 |
| | | | | CON TX 122.10 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 131.10 |
| | | | | CHECK 131.10 |
| | | | 12/09/93 01 | 11:24 0001 2291 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

95168
IDENTIF. ↑ REFERENCE

93 DEC -9 AM 11:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 732317