FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500.00

Austin Lafayette Leach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 19 76.

Notary Public

MY COMMISSION EXPIRES: 11-7-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley and Weiss, Attorneys (NAME) 507 Stahlman Building Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin Lafayett Leach et ux (NAME)	Schumacher Mortgage Company, Inc. (NAME)	75-6-82
4236 Nepal Drive (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar Avenue, Clark Tower (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee (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~~ I, Jacqueline Reasonover Sullivan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Austin Lafayett Leach et ux Maggie T. Leach

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. 315 on the Plan of Hermitage Estates Subdivision, Section II, of record in Book 3700, page 23, Register's Office for Davidson County, Tennessee.

SAID Lot n-. 315 fronts 80.59 feet on the northwesterly margin of Nepal Drive and runs back 130.0 feet on the northeasterly line and 127.73 feet on the southwesterly line to a broken line measuring 76.62 feet thereon.

BEING the same property conveyed to Jacqueline Reasonover Sullivan by deed from Charles B. Rolleston et ux Edith L. Rolleston of Record in Book 4392, Page 475, and by decree of the Fourth Circuit Court of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of recrod in Book 3924, page 25, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated adn assumed by the Grantees herein.

This is improved (X) unimproved ( ) property, known as 4236 Nepal Drive (House Number) (Street) Hermitage, Tennessee 37076 (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 25th day of May, 19 76

Jacqueline Reasonover Sullivan

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 Jacqueline Reasonover Sullivan

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of May 19 76

Commission expires 10-7-79

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

WARRANTY DEED

FROM

JACQUELINE REASONOVER SULLIVAN

TO

AUSTIN LAFAYETT LEACH et ux

MAGGIE T. LEACH

051900

IDENTIF. REFERENCE

JUN 3 9 45 AM '76

FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.

Please file in Box 4.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-3%	CONV	32,500.00			
JUN-3%S'TAX			B*	84.50	
JUN-3%PR'FEE			B*	.50	
JUN-3%	W'DEED		B*	4.00	* 89.00

Must go Custer & Keen
Pd. 3 Burkett Tenn. 37122
Int. Burkett Tenn. 37122