FORM NO. WD-1

BOOK 5253 PAGE 971

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,500.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 19 77

Notary Public

MY COMMISSION EXPIRES: 11/21/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Diversified Mortgage Company; 2509 West End Avenue; Nashville, Tennessee 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harrie W. Nichols et ux (NAME)	Diversified Mortgage Company (NAME)	95-14
2143 Sandborn Drive (STREET ADDRESS OR ROUTE NUMBER)	2509 West End Avenue (STREET ADDRESS)	Par 48 Sol
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (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, John E. Leonard and wife, Dorothy Jean Leonard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harrie W. Nichols and wife, Betty J. Nichols

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. 88 on the Plan of Elm Hill Acres, Section No. 1 of record in Book 2331, page 67, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Crystal Drive at the common corner of Lots No. 87 and 88; thence with the margin of said Drive, easterly 130 feet to a point at the beginning of a curve; thence around said curve, southeasterly 31.42 feet to a point in the westerly margin of Sandborn Drive; thence with the margin of the same, southerly 205 feet to a point, the northeast corner of Lot No. 45; thence with the line between Lots No. 88 and 45, westerly150 feet to a corner of Lot 87; thence with the line between Lots No. 87 and 88, northwardly 225 feet to the point of beginning.

BEING the same property conveyed to John E. Leonard and wife, Lela Mai Leonard by deed from Almon S. Peppers and wife, Helen E. Peppers, of record in Book 4051, page 729, Register's Office for Davidson County, Tennessee.

The said Lela Mai Leonard having since died, and John E. Leonard having remarried, Dorothy Jean Leonard hereby joins in this conveyance in order to release her martial rights from the subject property if any.

This is { unimproved (X) / improved ( ) } property, known as 2143 Sandborn Drive; Nashville, Tennessee
(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 Our hand s this 7th day of November, 19 77

John E. Leonard

Dorothy Jean Leonard

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the MARCUS A. BANNING, a Notary Public in and for said County and State, the within named John E. Leonard and Dorothy Jean Leonard

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of NOVEMBER, 19 77.

Commission expires Nov. 21, 78

Marcus A. Banning
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

WARRANTY DEED

FROM

TO

E 5.1.02.1

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IDENTIF. REFERENCE

FEB 16 4 25 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 16 78	CONV	34,500.00			
FEB 16 78	S'TAX		B*	89.70	
FEB 16 78	PR'FEE		B*	.50	
FEB 16 78	W'DEED		B*	4.00	* 94.20