FORM NO. WD-1

BOOK 5499 PAGE 646

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,175.73

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September, 19 79

Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ORVIL D. LEONARD (NAME)	First Tennessee Bank, NA Memphis (NAME)	11D-24230
756 May Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 474 (STREET ADDRESS)	43-2-103
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (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, WILLIAM L. CROWNOVER et ux JOYCE C. CROWNOVER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ORVIL D. LEONARD, single

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. 105 on the plan of Farview, Section III, of record in Book 3700, page 113, Register's Office for said County.

SAID Lot No. 105, which is a corner lot, fronts 65.0 feet on the northerly margin of May Drive and fronts 104.2 feet on the westerly margin of Maylene Drive, said frontages being joined by a curve having a length of 36.9 feet, and extends back 142.2 feet on the westerly line and 116.9 feet on the northerly line to a point of intersection.

BEING the same property conveyed to William L. Crownover and wife, Joyce C. Crownover by deed from William B. Beachboard and wife, Kay M. Beachboard of record in Book 5282, page 892, Register's Office for Davidson County, Tennessee.**

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to First Tennessee Bank, NA Memphis of record in Book 5282, page 894, Register's Office for Davidson County, TEnnessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

The property herein conveyed is subject to restrictive covenants of record in Book 4114, page 452, said Register's Office and to the matters set forth in the above referenced plan of record.

unimproved ( )
This is improved (X) property, known as 756 May Drive, Madison, Tennessee 37115
(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 hands this 7th day of September, 19 79

WILLIAM L. CROWNOVER

JOYCE C. CROWNOVER

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 WILLIAM L. CROWNOVER et ux JOYCE C. CROWNOVER

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 Goodlettsville, Tennessee, this 7th day of September, 1979.

Commission expires 1-18-82

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WILLIAM L. CROWNOVER et ux

JOYCE C. CROWNOVER

TO

ORVIL D. LEONARD

F. 52329

IDENTIF. REFERENCE

SEP 17 2 34 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
FOUNTAIN STREET
NASHVILLE, TENNESSEE 37219

**The Grantee further hereby assumes the obligations of WILLIAM L. CROWNOVER et ux JOYCE L. CROWNOVER under the terms of the instruments creating the loan to indemnify the Veterans Administration of the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5499 PAGE 648

FOR

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

42175.73- CO
189.72 CO TX
.50 PRF
CHECK 11.22-
19 4AC9/17/79 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 52329

IDENTIF. REFERENCE

SEP 17 2 34 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 712279