This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5640 PAGE 862

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melvyn P. Leffler and wife, Phyllis K. Leffler		104-10-193
(NAME) 503 Fairfax Place	(NAME) SAME	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37212	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Melvyn P. Leffler and wife, Phyllis K. Leffler and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Robert J. Jennings and wife, Barbara M. Jennings

have this day bargained and sold, and do hereby transfer and convey unto the said Melvyn P. Leffler and wife, Phyllis K. Leffler

the Grantees herein, their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 9 of Block 5 on the Plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for said County.

Said Lot No. 9 fronts 75 feet on the southerly side of Jones or Fairfax Avenue and runs back between parallel lines 176 feet to a dead line.

Being the same property conveyed to Robert J. Jennings and wife, Barbara M. Jennings by deed from Robert Greenwood and wife, Ruth Hurt Greenwood, of record in Book 5286, page 890, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 100,500.00

Subscribed and sworn to before me, this the 20 day of AUG 19 80

Affiant Phyllis K. Leffler

My commission expires: 4.18.82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 503 Fairfax Place, Nashville, Tennessee 37212
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 20th *day of* August, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert J. Jennings

Barbara M. Jennings
Barbara M. Jennings

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, NANCY L. KUTA, *a Notary Public in and for said County and State,* Robert J. Jennings and wife, Barbara M. Jennings

the within named bargainor S., 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 20 *day of* AUGUST, *19* 80

Commission expires 4.18.82 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

G-238667

WARRANTY DEED

FROM
Robert J. Jennings and wife,
Barbara M. Jennings

TO

Melvyn P. Leffler and wife,
Phyllis K. Leffler

G 0 3 8 1 3

IDENTIF. REFERENCE

AUG 22 9 38 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

BOOK 5640 PAGE 864

RECEIVED OF _____

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
			10.50 .00- CO	
			261.30 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	237.30-
7382406/21/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

603813

IDENTIF. REFERENCE

AUG 22 9 38 AM

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 775399