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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 19 80.

Notary Public

MY COMMISSION EXPIRES: 4-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer, Attorneys, 20th Floor, 1st American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold R. Leach	Mercantile Mortgage Company	75-11
(NAME)	(NAME)	
612 Baton Rouge Court	P.O. Box 14569	40
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37075	St. Louis, MO 63178	4D 24559
(CITY) (STATE) (P. O. ZIP)	(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, Evans Givan and wife Edwina Givan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold R. Leach and wife Estelle K. 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. 458 on the plan of Highlands of Tulip Grove, Section 2, of record in Plan Book 4675, page 93, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Evans Givan and wife, Edwina Givan, by deed from Ralvin Homes, a partnership, of record in Book 4939, page 390, said Register's Office.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (X) property, known as 612 Baton Rouge Court (House Number) (Street) Hermitage, TN 37075 (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 29TH day of AUGUST, 19 80

Evans Givan by W. Givan, atty in fact
Evans Givan

Edwina Givan by W. Givan, atty in fact
Edwina Givan

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 Evans Jivan and wife Edwina Jivan by & through their attorney in fact, WILLIAM GIVAN, being so authorized to so act.

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 Nasnville, Tennessee, this 29th day of AUGUST 19 80.

Commission expires 4-17-83

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
Evans Jivan

TO
Harold R. Leach

G 0 5 9 6 0

IDENTIF. REFERENCE

SEP 4 9 46 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

03/04 159.00 CHECK

9881

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5646 PAGE 572

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

59000.00- CO
153.40 CO TX
.50 PRFEE
6.00 WDEED
CHECK 159.90-
9981A09/04/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G05960

IDENTIF. REFERENCE

SEP 4 9 46 AM '80

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

No. 777921