WARRANTY DEED

BOOK 5651 PAGE 121

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,921.72

L. Diane Leggett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF Sept., 1980.

Helen V. Barker
Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD B. LEGGETT (NAME)	GALBREATH MORTGAGE COMPANY (NAME)	64-121
4820 CASCADE DRIVE (STREET ADDRESS OR ROUTE NUMBER)	101 EAST TOWN STREET (STREET ADDRESS)	Par 21.1
HERMITAGE, TN. 37076 (CITY) (STATE) (P. O. ZIP)	COLUMBUS, OHIO 43215 (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, GERALD L. BABCOCK AND WIFE, ANN BABCOCK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD B. LEGGETT AND WIFE, L. DIANE LEGGETT

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:

BEING LOT NO. 291 ON THE PLAN OF SHERWOOD FOREST, SECTION 4, AS OF RECORD IN PLAT BOOK 4460, PAGES 182 AND 183, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 291 FRONTS 85.0 FEET ON THE WESTERLY MARGIN OF CASCADE DRIVE AND RUNS BACK BETWEEN LINES 150.56 FEET ON THE SOUTHERLY LINE, AND 150.95 FEET ON THE NORTHERLY LINE TO A LINE IN THE REAR, WHICH IS A BROKEN LINE MEASURING 93.00 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO GERALD L. BABCOCK AND WIFE, ANN BABCOCK BY DEED FROM DOUGLAS CHARLES RUSCHMAN AND WIFE, HELEN JEAN RUSCHMAN OF RECORD IN BOOK 5495, PAGE 716, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5292, PAGE 638, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE, EXCEPT THAT THE EXISTING ESCROW OVERAGE IS TO BE REFUNDED TO THE GRANTORS, BY THE MORTGAGE.

This is unimproved ( ) improved (X) property, known as 4820 CASCADE DRIVE, HERMITAGE, TN. 37076
(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 5TH day of SEPTEMBER, 19 80

Gerald L. Babcock
GERALD L. BABCOCK

Ann Babcock
ANN BABCOCK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5651 PAGE 122

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named GERALD L. BABCOCK AND WIFE, ANN BABCOCK

the 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, TN this 5TH day of SEPTEMBER, 19 80

Commission Expires 11-12-80 Notary Public

STATE OF
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 purpose 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

2350

G 0 7 8 3 5

IDENTIF. REFERENCE

SEP 15 3 05 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

MAIL TO:
William G. Traber
P. O. Box 40855
Nashville, Tenn. 37214

WARRANTY DEED

FROM
GERALD L. BABCOCK ET UX

TO
RICHARD B. LEGGETT ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5651 PAGE 123

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
			51921.72-	CO
			134.94	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	141.44-
2350A09/15/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.O. 7.8 3.5

T

IDENTIF. REFERENCE

SEP 15 3 05 PM '80

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

No. 780215