ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Theodore J. Leland, et ux (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	104-6
3301-3303 West End Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tennessee 37203 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37201 (CITY) (STATE) (ZIP CODE)	BOOK 5669 PAGE 474

WARRANTY DEED

For and in consideration of the sum of Ten & No/100 Dollars ($10.00) And other good and valuable consideration, the receipt and sufficiency of which is hereby ~~DOLLARS~~ acknowledged

Marshall I. Karr, Trustee (Grantor)

~~has~~ have bargained and sold, and by these presents do transfer and convey unto the said Theodore J. Leland and wife Patricia M. Leland

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Revised Subdivision Plat of West End Avenue Place of record in Plat Book 5210 page 204, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron pin in the Southeasterly margin of West End Avenue at the common front corner of Lots 1 and 2 of said subdivision; thence with the margin of the same North 43°43'35" East 100.0 feet to an iron pin, said iron pin lying in the Southwest margin of the intersection of West End Avenue and Thirty Third Avenue South; thence with said Thirty Third Avenue South, South 31°19'49" East 150.0 feet to an iron pin in the Northwesterly margin of a 15 foot alley; thence with the margin of said alley, South 43°43'35" West 88 feet to an iron pin, said point being the common rear corner of Lots 1 and 2; thence with the line between said two lots, North 35°50'33" West 147.36 feet to the point of beginning.

Being part of the property conveyed to Marshall I. Karr, Trustee, by deed from Clover Bottom Estates, Inc., of record in Book 5324, page 68, Register's Office for Davidson County, Tennessee.

This property is unencumbered except:
1) 1980 State and County property taxes which have been prorated and are assumed by the Grantees herein
2) Rights of tenants in possession and unrecorded leases

Being the same property conveyed to Marshall I. Karr, Trustee with full power to mortgage, sell, transfer and convey without joinder of any beneficiary, by deed from Cloverbottom Estates, Inc. of record in Book 5324, Page 68, Register's Office ~~XXXXXXXX~~) of said County.

This is improved (X) property, known as 3301-3303 West End Avenue, Nashville
(House Number) (Street)
Tennessee 37203
(P. O. Address) (City or Town) (Zip Code)

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.

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.

My
Witness ~~our~~ hand this 24th day of October, 19 80.

Marshall I. Karr, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, Sandra Fraley, a Notary Public in and for said County and State, the within named Marshall I. Karr, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of October, 19 80.

My commission expires 10-17-82 Notary Public Sandra Fraley

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 250,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Theodore J. Leland

Sworn to and subscribed before me this 24th day of October, 19 80.

My commission expires 10-17-82 Notary Public Sandra Fraley

This instrument was prepared by:

Maurice Karr	3305 West End Avenue
Name	Nashville, Tennessee 37203 Address

RUSH

WARRANTY DEED

FROM Marshall I. Karr, Trustee

TO Theodore J. Leland and Patricia M. Leland

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

IDENTIF. REFERENCE

OCT 24 3 44 PM '80

5.4336

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

RECEIVED OF _____

FOR _____

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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
			250000.00- CO	
			650.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	656.50-
			0509A10/24/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61.4336

IDENTIF. REFERENCE

OCT 24 3 44 PM '80

No. 788142