ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
FRANCIS C. LEROY et al	FIRST FEDERAL SAVINGS & LOAN ASSN.	131-03-012
(NAME)	(NAME)	
19 Redbud Drive	236 Fourth Avenue North	16DA-26480
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215	Nashville, Tennessee 37219	BOOK 5676 PAGE 258
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------Ten and no/100 ($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEES, the receipt and sufficiency of which is hereby acknowledged, I,

LYNCH D. BENNETT,

hereinafter called the GRANTOR,

FELIX T. WILSON, REGISTER
DAVIDSON COUNTY, TENN.
Nov 10 2 28 PM '80
IDENTIF. REFERENCE
5 1 6 7 7 0

have bargained and sold, and by these presents do transfer and convey unto the said FRANCIS C. LEROY and DAVID SHANNON LEROY, as tenants in common with right of survivorship

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 the 7th Civil District of Davidson County, Tennessee, being part of the North 10 feet of Lot No. 65 on George W. Blair's Revised Plan of Belmont Park Place, as of record in Book 421, pages 118 and 119, Register's Office for said County, and being shown as a 10 foot strip on the Plan of Colonial Heights, as of record in Book 1130, page 102, said Register's Office, and a part of Lots Nos. 5 and 6 on the Plan of the Subdivision of the Phoebe Nicholson Heir's Property, as of record in Minute Book "J", page 293, of the Chancery Court for said County, and being shown as Lot No. 12 in George T. Hicks, unrecorded subdivision at Lone Oak Road and Warfield Drive, and described as follows:

BEGINNING on the northerly margin of Warfield Drive at the southwest corner of the property conveyed to Paul E. Brien and wife, by deed from George T. Hicks and wife, of record in Book 2024, page 271, said Register's Office; thence with said Brien's western boundary line northerly 215 feet; thence North 87° 30' west 67 feet to the northeast corner of the property conveyed to William N. Demars by deed from John Leland Howard and wife, of record in Book 3183, page 291, said Register's Office; thence with Demars eastern boundary line southerly 215 feet to the northerly margin of Warfield Drive; thence with the same easterly 67.0 feet to the beginning.

Being all the same property conveyed to Lunch D. Bennett by deed from Clark Anthony Edward and wife, Mary Ruth Edwards of record in Book 5302, page 983, said Register's Office.

Louise C. Bennett, wife of Lynch D. Bennett, joins in the execution of this conveyance for the purpose of conveying any rights or interest she may have in the hereindescribed property, especially her marital rights.

As part of the consideration for the transfer, the Grantees agree to assume and pay the unpaid balance of a certain note in the original principal amount of $20,700.00 secured **

~~unimproved~~ ( )
This is improved (XX) property, known as 1814 Warfield Drive, Nashville, Tennessee 37215
(House Number) (Street)

(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.

Witness our hands this 7th day of November, 19 80.

Lynch D. Bennett
LYNCH D. BENNETT

Louise C. Bennett
LOUISE C. BENNETT

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LYNCH D. BENNETT and wife, LOUISE C. BENNETT

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, Tennessee, this 7th day of November, 19 80.

My commission expires Jan. 18, 1982 Notary Public Lynch D. Bennett Jr.

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 $ 54,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Lynch D. Bennett

Sworn to and subscribed before me
this 7th day of November, 19 80.

My commission expires Sept 25, 1983 Notary Public Angela Stanley

This instrument was prepared by:

G. PHILIP ANDERSON, Attorney at Law, 2211 Crestmoor Road, Nashville, Tennessee 37215

Name Address

**and evidenced by Deed of Trust of record in Book 4826, page 748, Register's Office for Davidson County, Tennessee, in favor of First Federal Savings & Loan Association, and further that all title and interest in the escrow account and insurance policy held in connection with aforesaid Note and Deed of Trust is transferred and conveyed to the Grantees.

WARRANTY DEED

FROM

LYNCH D. BENNETT and wife,

LOUISE C. BENNETT

TO

FRANCIS C. LEROY and

DAVID SHANNON LEROY

FILE PIONEER TITLE CO.

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

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
			640[illegible].00-	CO
			140.40	CO TX
			.50	PRFEE
			6.00	MDEED
			CHECK	146.90-
3591A11/10/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

516770

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IDENTIF. REFERENCE

Nov 10 2 29 PM '80

No. 791080