File: Home Fed.

FORM NO. WD-1

BOOK 5753 PAGE 948

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

X E. Gale Robinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF June, 19 81

Notary Public

MY COMMISSION EXPIRES: 6-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & 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
E. Gale Robinson (NAME)	HOME FEDERAL SAVINGS & LOAN ASS'N. (NAME)	3DZ-17125
2601 Habersham Avenue (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	96-5
Nashville, Tn. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	Pan 195

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, RANDE A. LEONARD and wife, KATHRYN A. LEONARD
JOHN W. PEDEN and wife, PEGGY PEDEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. GALE ROBINSON

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. 9 on the Plan of Bluefield Square, Section One, as of record in Book 5200, page 38, Said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Rande A. Leonard and wife, Kathryn A. Leonard and John W. Peden, by deed from Frank C. Batson and wife, Judy W. Batson, of record in Book 5459, page 922, Register's Office for Davidson County, Tennessee. Peggy Peden joins in this conveyance to convey all her right, title and interest in subject property.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Home Federal Savings & Loan Association, of record in Book 5310, page 445, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is unimproved ( ) improved (X) property, known as 2601 Habersham Avenue, Nashville, Tn 37214
(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 29th day of May, 19 81

Rande A. Leonard
Rande A. Leonard

Kathryn A. Leonard
Kathryn A. Leonard

John W. Peden by attorney in fact
John W. Peden

Peggy Peden
Peggy Peden

Peggy O'Neal Peden

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 Rande A. Leonard and wife, Kathryn A. Leonard and June W. Peden and wife, Peggy Peden 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 Nashville, Tennessee, this 29th day of May, 1981.

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 (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 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

RANDE A. LEONARD, et al

TO

E. GALE ROBINSON

G 4 4 9 7 9

IDENTIF. REFERENCE

JUN 5 3 37 PM '81

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

SATURN & MAZER, ATTORNEYS
20th Floor, 1st American Center
Nashville, Tennessee - 37238

3597 26/05 261.30- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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
			98000.00- CO	
			254.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 261.30-	
9597A06/05/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64979

T

IDENTIF. REFERENCE

JUN 5 3 38 PM '81

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

No. 825746