FORM NO. WD-1

BOOK 5794 PAGE 442

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

John M. Leinard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 19 81

Notary Public

MY COMMISSION EXPIRES: 4-7-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN M. LEINARD, et ux (NAME)	S A M E (NAME)	MAP 72-2
1109 Kirkland Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 171
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15D-09070

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, H. E. McPHERSON and wife, IDA MAE McPHERSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN M. LEINARD and wife, MARY B. LEINARD,

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. 3 on the Plat of a subdivision of Lot No. 45 and the westerly one-half of Lot No. 44 on the Plan of Inglewood Place, as of record in Book 547, page 24, Register's Office for said County.

SAID Lot No. 3 fronts 60 feet on the northerly side of Kirkland Avenue and runs back 186.5 feet on the westerly line and 184.3 feet on the easterly line to a dead line, measuring 45 feet thereon.

BEING the same property conveyed to H. E. McPherson and wife, Ida Mae McPherson by deed from John T. Hargis and wife, Elizabeth D. Hargis, of record in Book 2152, page 587, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1109 Kirkland Avenue, Nashville, Tennessee 37216
(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 11th day of September, 19 81

H. E. McPherson Ida Mae McPherson

H. E. McPHERSON IDA MAE McPHERSON

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 H. E. McPHERSON and wife, IDA MAE McPHERSON,

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 11th day of September, 1981

Commission expires 4-11-83

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

H. E. McPHERSON, et ux

IDA MAE McPHERSON,

TO

JOHN M. LEINARD, et ux

MARY B. LEINARD

PLEASE FILE BOX "7"

G 59823

IDENTIF. REFERENCE

SEP 15 9 51 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

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

7989 09/15 10.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5794 PAGE 444

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

[illegible] CO
104.60 CO TX
.50 PRFEE
6.00 MISC
CHECK 110.50-
790SAC5/15/81 CSL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 9 8 2 3

SEP 15 9 51 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

No. 843485