This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5806 PAGE 753

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. Douglas Leins and wife, Sylvia R. Leins (NAME)	Fidelity Federal Savings (NAME)	117-3-124
2810 White Oak Drive (STREET ADDRESS OR ROUTE NUMBER)	a Loan Association (STREET ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Nashville TN (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00) Dollars,

cash in hand paid by J. Douglas Leins and wife, Sylvia R. Leins and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Robert H. Donaldson and wife, Judy J. Donaldson

have this day bargained and sold, and do hereby transfer and convey unto the said J. Douglas Leins and wife, Sylvia R. Leins the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Sharondale Heights, as of record in Book 1835, page 109, Register's Office for said County.

Said Lot No. 15 fronts 100 feet on the easterly side of White Oak Drive and extends back 268.5 feet on the northerly line and 248.1 feet on the southerly line to a dead line measuring 105 feet thereon.

Being the same property conveyed to Robert H. Donaldson and wife, Judy J. Donaldson by deed from Alvis M. Holladay and wife, Anne Newman Holladay, of record in Book 4498, page 71, Register's Office for said County.

This conveyance is subject to a utility easement, 60-foot building setback line and conditions of Owner's Certificate, as shown on Plan of record in Book 1835, page 109, Register's Office for said County; and restrictive covenants of record in Book 2031, page 143 and Book 2032, page 379, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 80,500.00

Subscribed and sworn to before me, this the 7th day of October 19 81

My commission expires: 4/8/84 (Affix Seal)

Affiant J. Douglas Leins

Notary Public Mary Ensley

This is unimproved ( ) improved (X) property, known as 2810 White Oak Drive, Nashville, Tennessee 37215 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 October, 19 81, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert H. Donaldson
Robert H. Donaldson
By: Penny JeSelle, att-in-law
By: Penny JeSelle, attorney-at-law

Judy J. Donaldson
Judy J. Donaldson
By: Penny JeSelle, att-in-law
By: Penny JeSelle, attorney-at-law

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

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

Witness my hand and official seal at..... *Tennessee, this*.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* ..*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as*.....

Witness my hand and seal, at office in ....., *this*.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of October, 1981, before me personally appeared Penny TeSelle, to me know to be the person who executed the foregoing instrument in behalf of Robert H. Donaldson and wife, Judy J. Donaldson and acknowledged that she executed the same as the free act and deed of the said Robert H. Donaldson and wife, Judy J. Donaldson.

Witness my hand and official seal at office in Nashville, Tennessee, this 7th day of October, 1981.

Mary Evans
Notary Public

My commission expires 4/8/84

23994

WARRANTY DEED

FROM
Robert H. Donaldson and wife,
Judy J. Donaldson

TO
J. Douglas Leins and wife,
Sylvia R. Leins

G. 63863

IDENTIF. REFERENCE

OCT 14 2 54 PM '81

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 5806 PAGE 755

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
			80500.00- CO	
			209.30 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 213.80-	
			28(8A10/14/81 BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

663863

IDENTIF. REFERENCE

Oct 14 2 54 PM '81

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

No. 848197