3013 04/21 448.50-

FORM NO. WD-1

BOOK 5875 PAGE 488

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 19 82

Notary Public

MY COMMISSION EXPIRES: 6/17/87

(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
DOUGLAS O. KITCHEN (NAME)	TVB MORTGAGE COMPANY (NAME)	146-1-25
929 Tyne Boulevard (STREET ADDRESS OR ROUTE NUMBER)	Box 2546 (STREET ADDRESS)	OH 11420
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, KATHLEEN J. LEEDY and husband, RICHARD E. LEEDY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS O. KITCHEN, a single person,

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 the northerly part of Lot No. 5 of Block "B" on the Plan of Bridle Path Estates, as of record in Book 974, page 77, Register's Office for said County, described according to a survey made by Parrish Engineers, Inc., August 28, 1968, as follows:

BEGINNING on the southerly margin of Tyne Boulevard at the corner of Lots Nos. 3 and 5; thence with the line between said two lots, south 11 degrees 10 feet West 516.2 feet to an iron stake; thence north 78 degrees west 550.3 feet to an iron stake; thence north 11 degrees 22 feet east 539.9 feet to the southerly margin of Tyne Boulevard; thence with the southerly margin of said Boulevard eastwardly 550 feet to the beginning, containing 7 acres, more or less.

BEING the same property conveyed to Kathleen J. Leedy, by Quitclaim Deed from Curtiss W. Harter, Jr., and wife, Kathleen J. Harter of record in Book 5634, page 422, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to COMMERCE UNION BANK, of record in Book 5305, page 508, 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 Grantees.

This is unimproved ( ) improved (XX) property, known as 929 Tyne Boulevard, Nashville, Tennessee 37215
(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 20th day of April, 19 82

Kathleen J. Leedy
KATHLEEN J. LEEDY

Richard E Leedy
RICHARD E. LEEDY

STATE OF TENNESSEE
Davidson County

BOOK 5875 PAGE 489

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named KATHLEEN J. LEEDY and husband, RICHARD E. LEEDY,

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 20th day of April, 1982.

Commission expires 10/17/82

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) as such _____ and (they) _____, 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

KATHLEEN J. LEEDY, et v ir

RICHARD E. LEEDY

TO

DOUGLAS O. KITCHEN, a single person

G 8 7 9 8 5

IDENTIFY REFERENCE

PLEASE FILE BOX "7"

APR 21 1 57 PM '82

FELIX Z. ALSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238

Phone: 259-3666

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

RECEIVED OF BOOK 5875 PAGE 490

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
			170000.00- CO	
			442.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	448.50-
3013A04/21/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.8.7.9.8.5

IDENTIF. REFERENCE

APR 21 1 57 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 877107