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BOOK 5886 PAGE 775

FORM NO. WD-1

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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, A.D. 82

Notary Public

MY COMMISSION EXPIRES: 10/17/85

(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
DOUGLAS O. KITCHEN (NAME)	TVB MORTGAGE COMPANY (NAME)	146-1-25
939 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 939 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

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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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

TO
RICHARD E. LEEDY

DOUGLAS O. KITCHEN, a single person

IDENTIF. REFERENCE

PLEASE FILE BY BOX "7"

G.8.7985

IDENTIF. REFERENCE

APR 21 1 57 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238
Phone: 259-3666

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G.9.1649

IDENTIF. REFERENCE

MAY 17 10 59 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

05/17 $.00- CHECK

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