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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Janet Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL 19 83

Betty G Edwards
Notary Public

MY COMMISSION EXPIRES: 7/17/83
(AFFIX SEAL)

QUITCLAIM DEED

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
TAMI R. LEONARDO, et ux (NAME)	HOME FEDERAL SAVINGS AND LOAN ASSOC. (NAME)	15D 35890
3802 Moss Rose Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	73-6
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	37

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, I, PHYLLIS L. LEONARDO, as and for her sole and separate estate,

HEREINAFTER CALLED THE GRANTORS, HAVE ~~BARGAINED AND SOLD~~ QUITCLAIMED, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TAMI R. LEONARDO and wife, PHYLLIS L. LEONARDO,

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:

BEING Lot No. 3 on the Plan of Riverwood Terrace, First Addition, of record in Book 2083, page 44, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 100 feet on the easterly margin of Moss Rose Drive and extends back eastwardly 297 feet on the northerly side and 280 feet on the southerly side to a low water line on the Cumberland River, on which it measures 99.53 feet.

BEING the same property conveyed to Phyllis L. Leonardo, as and for her sole and separate estate, by Quitclaim Deed from Tami R. Leonardo and wife, Phyllis L. Leonardo, of record in Book 5976, page 572, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (XX) improved property, known as 3802 Moss Rose Drive, 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 my hand this 26th day of April, 19 83

Phyllis L Leonardo
PHYLLIS L. LEONARDO

04/26 3.00 - 2875

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 PHYLLIS L. LEONARDO, as and for her sole and separate estate,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of April 19 83.

Commission expires 7/17/83

Betty G. Chesnutt
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN

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

TO

RUSH

H 4 0 0 9

IDENTIF. REFERENCE

PREPARED BY:

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

FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN

APR 26 10 52 AM '83