File 7

FORM NO. WD-1

BOOK 6138 PAGE 113

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$56,000.00 John Leonard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September 1983.

Notary Public

MY COMMISSION EXPIRES: 7/18/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 20th Floor, 1st American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN M. LEONARD (NAME)	Engel Mortgage Company, Inc. (NAME)	MAP 108-16
3252 Priest Woods Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box C-330 (STREET ADDRESS)	PAR 17
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35283-0330 (CITY) (STATE) (ZIP)	3D 77716 P/O

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, JER BUILDERS, INC.

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

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. 17B on the Plan of Percy Priest Woods Subdivision, Section One, Zone Lot 17, as of record in Plat Book 5200, page 607, Register's Office for Davidson County, Tennessee, the said Lot No. 17B being the easterly part of Lot No. 17 on the Plan of Percy Priest Woods Subdivision, Section One, as of record in Book 5200, page 472, Register's Office for Davidson County, Tennessee, more particularly described as follows, to-wit:
SAID Lot NO. 17B fronts 40.0 feet on the northerly side of Priest Woods Drive and extends back 193.58 feet on the easterly line and 181.0 feet on the westerly line to a rear line measuring 41.9 feet thereon.

BEING part of the same property conveyed to JER Builders, Inc., by deed from Percy Priest Woods, as of record in Book 6023, page 910, Register's Office for Davidson County, Tennessee.

H 73987

IDENTIF. REFERENCE

Sep 16 10 04 AM '83

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN

CHECK

This is improved (X) unimproved ( ) property, known as 3252 Priest Woods Drive, Nashville, TN 37214
(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 his hand this 12th day of September, 1983

JER BUILDERS, INC.

JAMES K. ROUSSEL, President

7816 ... 109416 152.10-

STATE OF TENNESSEE
Davidson County

BOOK 6138 PAGE 114

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, 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___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James K. Roussel and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the President and _____ respectively of the JER BUILDERS, INC. the within named bargainor, a corporation, and that (he / they) as such President 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 James K. Roussel as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office Nashville, Tennessee on this the 12th day of September, 1983.

My commission expires 7/18/87

Betty G Chrisman
Notary Public

WARRANTY DEED

FROM
JER BUILDERS, INC.

TO
JOHN M. LEONARD
MARY G. LEONARD

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 _____

FOR _____ BOOK 6138 PAGE 115

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			56000.00- CO	
			145.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 152.10-	
7816A09/16/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H73987

IDENTIF. REFERENCE

SEP 16 10 04 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 979097