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 $38,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 1984

Notary Public

MY COMMISSION EXPIRES: 5-10-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Leaver (NAME)	Simmons First National Bank of Pine Bluff (NAME)	68-3-A-22
946 Patio Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7009 (STREET ADDRESS)	
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Pine Bluff, AR. 71611 (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, TennReal Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David L. Leaver, unmarried

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:

A certain Condominium Unit and Lot in Davidson County, Tennessee, described as follows: Lot No. 15, Unit 24, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase II of Section 3, Patio Villa, as of record in Plat Book 5200, page 495, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to TennReal Inc. by deed from Buford Dorris Waggoner, Sr., Executor of the Estate of EmmaLee Waggoner, of record in Book 5912, page 922, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 5970, page 829 and re-recorded in Book 6014, page 978, said Register's Office.

This conveyance is subject to any and all existing easements of record.

This is { unimproved (x) improved ( ) } property, known as 946 Patio 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 seised 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 6th day of February, 19 84

TennReal Inc.

By: Harold Reeves, President

Harold Reeves, President

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

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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 Harold Reeves and _____ with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (themselves) to be the President and _____ respectively of the TennReal Inc. the within named bargainor, a corporation, and that (he) as such President 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 Harold Reeves as such President and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 6th day of February, 1984.

My commission expires 4-19-87

_____
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM

TennReal Inc.

TO

David L. Leaver

1021138

IDENTIF. REFERENCE

FEB 8 10 22 AM '84

FELIX ... REGISTER
DAVIDSON CO., TN

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			38400.00- CAMT.	
			99.84 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 106.34-	
1801A02/08/84			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02138

IDENTIF. REFERENCE

FEB 8 10 22 AM '84

No. 12053