FORM NO. WD-1

BOOK 6232 PAGE 910

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,900.00

Leo LeBlanc
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February 19 84.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave. - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leo LeBlanc and wife (NAME)	First Tennessee Bank N.A. Memphis (NAME)	Map 105
1105 Douglas Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 474 (STREET ADDRESS)	Parcel 175
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	22W4450

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, Wendee Wechsberg and husband, James Carl Cartee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leo LeBlanc and wife, Virginia LeBlanc

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:

Reference to Exhibit "A", attached hereto and made part hereof by this reference thereto, is hereby made for the description of the property conveyed hereby and other matters.

I 0 3 7 2 8

IDENTIF. REFERENCE

FEB 17 10 55 AM '84

FELIX ... REGISTER DAVIDSON CO. TN

RUSH
MAIL CHK.

unimproved ( )
This is improved (X) property, known as 1105 Douglas Avenue, Nashville, Tennessee 37026
(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 15th day of February, 1984

Wendee Wechsberg

BY: James Carl Cartee
James Carl Cartee
Attorney-in-fact

James Carl Cartee

STATE OF TENNESSEE
Davidson County

BOOK 6232 PAGE 911

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named James Carl Cartee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of February 1984

Commission expires 11-1-87

John V. Adams
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, John V. Adams, a Notary Public within and for the State and County aforesaid, personally appeared James Carl Cartee with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the respectively of the within named bargainor, a corporation, and that (he) (they) as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said on behalf of Wendee Wechsberg, and attesting the same by the said as her attorney-in-fact as such the free act and deed of the within named Wendee Wechsberg.

Witness my hand and official seal at office at Nashville, Tennessee on this the 15th day of February, 1984.

My commission expires 11-1-87

John V. Adams
Notary Public

WARRANTY DEED

FROM
Wendee Wechsberg and husband,
James Carl Cartee

TO
Leo LeBlanc and wife, Virginia
LeBlanc

Mail to:
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave.
Nashville, Tennessee 37215

Exhibit "A" to deed dated February 15, 1984,
from Wendee Wechsberg and husband to Leo LeBlanc
and wife.

LAND in Davidson County, Tennessee, being Lot No. 33 and the westerly 10 feet of Lot No. 34 on the plan of McAllister Property, of record in Book 421, page 10, Register's Office for said County.

SAID property fronts 70 feet on the southerly margin of Douglas Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Wendee Wechsberg by deed from Geraldine Yvonne Thomas White and Julia A. Hawkins, recorded in Book 5340, page 288, in said Register's Office.

This conveyance is made subject to property taxes for 1984 which have been prorated.

As part of the consideration for this conveyance Grantees hereby assume and agree to pay the remainder of the indebtedness evidenced by the note to which reference is made in the deed of trust encumbering said property and recorded in Book 5340 at page 290 in said Register's Office, (First Tennessee Bank N.A. Memphis Loan No. 96628) according to the tenor thereof, and Grantors hereby assign to Grantees the escrow account in connection therewith.

James Carl Cartee joins in the execution of this deed in his individual capacity only for the purpose of conveying such marital rights as he may have had, if any, in and to said property.

This deed is executed by James Carl Cartee as attorney-in-fact for Wendee Wechsberg pursuant to power of attorney granted in the instrument recorded in said Register's Office immediately prior to the recording hereof, Wendee Wechsberg and Wendee M. Wechsberg being one and the same person. See Exhibit "B" attached hereto and made part hereof by this reference thereto.

3951 02/17'86 0.44 CHECK

Exhibit "B" to Deed, dated February 15, 1984, from Wendee Wechsberg and husband to Leo LeBlanc and wife

STATE OF Tennessee

COUNTY OF Davidson

BOOK 6232 PAGE 913

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

James Carl Cartee

Affiant James Carl Cartee

Sworn to and subscribed before me this 15th day of February, 19 84.

Notary Public

My Commission Expires: 11-1-87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5232 PAGE 914

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

56900.00- CAMT.
147.94 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 160.44-
3951A02/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

037 26

IDENTIF. REFERENCE

FEB 17 10 56 AM '84

No. 14131