Feb 28

BOOK 6276 PAGE 978

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Dan T. Leech and
Ann L. Luna

TO

Frank W. Davis and
Laura C. Davis

For draftsman's use

This instrument was prepared by
Dewey W. Pedigo, Jr., of the firm
Pedigo & Saindon, Attorneys
301 Stahlman Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank W. Davis (NAME)	Frank W. Davis (NAME)	71-16-310
754 Douglas Avenue (STREET ADDRESS OR ROUTE NUMBER)	754 Douglas Avenue (STREET ADDRESS)	71-16-311
Nashville, Tn (CITY) (STATE) (P. O. ZIP)	Nashville, Tn (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

I 17505

IDENTIF. REFERENCE

APR 24 2 34 PM 1984

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 21,384.00 Frank W. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 19 84.

Jo Carol Smith
Notary Public

MY COMMISSION EXPIRES: April 19, 1987
(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ($10.00) DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

CHECK

We, Dan T. Leech and Ann L. Luna have bargained and sold, and by these presents do transfer and convey unto the said Frank W. Davis and Laura C. Davis their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

04/24 65.14-

Land in Davidson County, Tennessee, being Lots Nos. 31 and 32 on the Map of Thornby Place, as of record in Book 332, page 3, Register's Office for said County.

Said Lots Nos. 31 and 32 front together 100 feet on the northerly side of Dayton (now McKennie) Avenue and extends back between parallel lines 135 feet to an alley.

1023

Form No. WD3a

Being the same property conveyed to Dan T. Leech, by deed from Bessie Brooks, of record in Book 3761, page 335, Register's Office for Davidson County, Tennessee. By deed of record in Book 3910, page 84, Register's Office for Davidson County, Tennessee, Dan T. Leech and wife, Sara B. Leech, having conveyed a 1/2 undivided interest in and to said property to Ann L. Luna.

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INCLUDED in the above description, but EXPRESSLY EXCLUDED therefrom is that portion of the premises vested in State of Tennessee, for the use and benefit of the Department of Highways, by final consent judgement of the Circuit Court of Davidson County, Tennessee, of record in Book 4084, page 177, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 31 and 32 on the Map of Thornby Place, of record in Book 332, page 3, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southeasterly corner of the property of Leech and being on the northerly margin of McKennie Avenue, running westerly 95 feet, plus or minus along the northerly margin of McKennie Avenue to a point; running thence easterly 90 feet, plus or minus to a point; thence running northeasterly 110 feet plus or minus to a point; thence running northwesterly 17 feet plus or minus to a point on Leech's northerly property line; thence running easterly 15 feet plus or minus along Leech's northerly property line to a point on Leech's easterly property line; thence running southerly 135 feet along Leech's easterly property line back to the point of beginning, containing 910 square feet, more or less.

This conveyance is made subject to Lack of direct access to controlled access highway from the premises, such rights of access having been granted to the State of Tennessee, by final consent judgment, of record in Book 4084, page 177; also subject to Slope Easement granted by decree of the Circuit Court, of record in Book 4084, page 177, Register's Office for Davidson County, Tennessee.

The property herein described and conveyed in this instrument is not the usual place of residence of the grantors.

This is unimproved ( ) improved (X) property, known as ..... McKennie Avenue ..... Nashville, Tn
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank W. Davis and Laura C. Davis their heirs and assigns, forever.

And we do covenant with the said Frank W. Davis and Laura C. Davis 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 except for taxes for the year 1984, which have been prorated and assumed by the grantees.

And we, Dan T. Leech and Ann L. Luna do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank W. Davis and Laura C. Davis their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 24th day of April, 19 84, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Dan T. Leech

Dan T. Leech

Ann L. Luna

Ann L. Luna

Form No. WD3b

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 Dan T. Leech and Ann L. Luna

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 24th day of April, 19 84

Jo Ann Smith, Notary Public

Commission Expires April 19, 1987

STATE OF
County of

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 , this day of , 19 .

, Notary Public

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires .

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

21364.00- CAMT.
53.64 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 65.14-
1023A04/24/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 7 5 0 5

IDENTIF. REFERENCE

APR 24 2 34 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 30704