BOOK 6287 PAGE 638

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05/08/84-00

CHECK

PREPARED BY:

LAW OFFICES OF BART DURHAM
1712 Parkway Towers
Nashville, Tennessee 37219
(615) 242-9000

IDENTIF. REFERENCE

MAY 8 1 10 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PUSH

QUITCLAIM DEED

Address New Owner as follows:	Send Tax Bills To:	Map Parcel Nos.
Peggy B. Leatherwood (Name)	Guaranty Mortgage Company (Name)	13DA 40325
3025 Sunnyview Drive (Street Address)	311 - 7th Avenue, North (Street Address)	Map 59-5
Nashville, Tennessee 37218 (City) (State) (Zip Code)	Nashville, Tennessee 37219 (City) (State) (Zip Code)	Par 249

KNOW ALL MEN BY THESE PRESENTS:

That I, DONALD L. LEATHERWOOD, for the express purpose of making a conveyance as part of a Property Settlement Agreement in a divorce action filed December 14, 1983 in the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 83D-3969, between DONALD LEE LEATHERWOOD vs. PEGGY JO LEATHERWOOD, does hereby demise, release and forever quitclaim unto the said Peggy B. Leatherwood, her heirs, successors and assigns, all of his title, interests, and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 254 on the Plan of Buena Vista Estates, Section 6, as of record in Book 4460, page 85, Register's Office for said County, said lot being described as follows:

BEGINNING at a point in the southerly margin of Sunnyview Drive, said point being the common corner of Lots Nos. 254 and 255; thence with the line between the said two lots, southwardly 110 feet to a point; thence eastwardly 89.6 feet to the westerly margin of Blue Bell Court; thence with the westerly margin of said Blue Bell Court, northwardly 103.3 feet to the beginning of a curve to the left; thence around said curve, which has a radius of 25 feet, 38.71 feet to the southerly margin of Sunnyview Drive; thence with the southerly margin of said Sunnyview Drive, westwardly 81.20 feet to the point of the beginning.

BEING part of the same property conveyed to A & R Builders, a partnership composed of Albert F. Warner and James R. Greer, by deed from Earl Hawkins and William C. Greer, of record in Book 4706, page 18, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

BEING the same property conveyed to Donald L. Leatherwood and wife, Peggy B. Leatherwood, by deed from A & R Builders, of record in Book 4776, page 659, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Peggy B. Leatherwood, her heirs, successors and assigns forever.

WITNESS my hand this 9th day of April, 1984.

DONALD L. LEATHERWOOD

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named DONALD L. LEATHERWOOD, 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 9th day of April, 1984.

Notary Public

My commission expires: 7/27/86

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is none.

Affiant

Sworn to and subscribed before me this 9th day of April, 1984.

Notary Public

My commission expires: 7/27/86