[redacted] WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

Bal $

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
D. Shannon LeRoy 416 West Hillwood Dr. Nashville, TN. 37205	Dominion Bancshares Mortgage Corp. 9900 Main Street, Suite 200 Fairfax, VA. 22031	MAP 103-13 PARCEL 18 8DZ-47975

WARRANTY DEED

BOOK 6409 PAGE 143

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

J. MICHAEL FRANKS and wife, ALMA FRANKS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto D. SHANNON LEROY and LESLIE E. TRAUGHBER

hereinafter called the Grantee, Grantee's 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. 48 on the plan of Hillwood Estates, Section Five, of record in Book 2133, page 55, Register's Office for said County.

SAID Lot No. 48 fronts 343.67 feet on the northerly margin of West Hillwood Drive and extends back 225 feet on the easterly line and 350 feet on the westerly line to a dead line in the rear, measuring 228.8 feet thereon.

BEING the same property conveyed to Michael Franks and wife, Mary R. Franks by deed from Daniel S. Horowitz and wife, Patricia M. Horowitz, of record in Book 4896, page 216, said Register's Office. Michael Franks and Mary R. Franks have since been divorced by final decree of the 4th Circuit Court for Davidson County, of record in Minute Book 123C, page 2266, Circuit Court Clerk's Office for said County. Mary N. Rafferty, a single person (being one and the same person as Mary R. Franks), has since conveyed all her interest in subject property to J. Michael Franks by Quitclaim Deed of record in Book 5930, page 440, said Register's Office.

The property herein conveyed is subject to restrictive covenants of record in Book 2146, page 257, said Register's Office, and to the matters set forth in the above referenced plan of record. Conveyance is also subject to easement of record in Book 6342, page 518, Register's Office for said County.

This is (un)improved property, known as 416 West Hillwood Drive, Nashville, TN. 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 19th day of October, 19 84.

J. Michael Franks

Alma Franks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of October, 19 84, before me personally appeared J. Michael Franks and wife, Alma Franks, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: Nov 1, 1987

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

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The actual consideration or value, whichever is greater, for this transfer is $ 137,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 19th day of October, 1984.

My Commission Expires: Nov 1, 1987

_____
Notary Public

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

IDENTIFICATION REFERENCE

Oct 23 10 44 AM '84

PETTY A. WILKINS, REGISTER
DAVIDSON COUNTY, TN

15 8 2 9 3

WARRANTY DEED

from:

J. Michael Franks, et ux

to:

D. Shannon LeRoy and
Leslie E. Traughber

Return to: cg

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6409 PAGE 151

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

137500.00- CAMT
357.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 364.00-
0872A10/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 8 2 9 3

IDENTIF. REFERENCE

Oct 23 10 44 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0079109