This instrument prepared by: Gail Pigg, Attorney
Suite 1401, One Commerce Place
Nashville, Tennessee 37239

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas E. Leach, et ux	same	Map 143-3D
(NAME)	(NAME)	
131 Harpeth Trace Drive		Par 131
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221		BOOK 6411 PAGE 228
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten----------
----------($10.00)---------- Dollars,

and other good and valuable considerations, receipt of which is hereby acknowledged,

James E. Wallace and wife,

have this day bargained and sold, and do hereby transfer and convey unto the said Douglas E. Leach and wife, Brenda M. Leach the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain Condominium apartment being described as follows, to wit:

Unit no. 131 in a Horizontal Property Regime located on the Plan of Harpeth Trace Condominiums of record in Book 5050, page 47, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

TOGETHER WITH each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in Master Deed recorded in Book 5116, page 751, Register's Office for said County, and Plan and Administrative By-Laws as attached thereto, including without limitation such unit's undivided percentage interest in the land and general common elements;

Being the same property conveyed to James E. Wallace by deed from Harpeth Glen Corp. of record in Book 5321, page 335, said Register's Office.

This conveyance is subject to the Master Deed, By-Laws, and covenants and restrictions establishing Harpeth Trace Condominiums as a Horizontal Property Regime, which documents contain a provision for assessment charges and the rules and regulations governing the Horizontal Property Regime.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 113,000.00

Subscribed and sworn to before me, this the 23rd day of October, 1984

Affiant Douglas E. Leach

My commission expires 1/20/87 (Affix Seal)

Notary Public

( ) unimproved
This is improved (X) property, known as 131 (House Number) Harpeth Trace Drive (Street) Nashville, TN 37221 (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever; we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1984 taxes, instruments in Bk4734,p901;Bk5099,p783;Bk5116,p75;Bk5120,p199;Bk5120,p918;Plan in 5050,p47;Bk3930,p192;Bk4889,p192;Bk5142,p690 & 694

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 23rd day of October, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James E. Wallace
JAMES E. WALLACE

James E. Wallace
JAMES E. WALLACE

FLORIDA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, The Undersigned *, a Notary Public in and for said County and State,* James E. Wallace, and wife, Bonnie P. Wallace

the within named 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 935 N. Beneva Road, Sarasota, Florida *this* 12th *day of* October *, 19* 84

Commission expires ____ *Notary Public*

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* ____

Commission expires ____ *Notary Public*

I 58995

IDENTIF. REFERENCE

Oct 25 12 28 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

James E. Wallace, et ux

TO

Douglas E. Leach and wife, Brenda M. Leach

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6411 PAGE 230

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

113000.00- CAMT.
293.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 300.30-
1735A10/25/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 8 9 9 5.

IDENTIF. REFERENCE

OCT 25 12 28 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0079947