THIS INSTRUMENT PREPARED BY: JOSEPH LUKOMSKI, ATTORNEY AT LAW
4207 Lebanon Rd., Suite 100, Hermitage, TN, 37076

Box 12

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Saul Juliao and wife,	Same	MAP 95-12
(NAME) Debra Juliao 2619 Emery Drive	(NAME)	PARCEL 106
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37214	(STREET ADDRESS)	TAX NO. 3D-10020
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten & No/100 ($10.00) ---------- DOLLARS

cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Larry D. Leaver and wife, Cathey C. Leaver, the Grantors,

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have bargained and sold, and by these presents do transfer and convey unto the said Saul Juliao and wife, Debra Juliao,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 2, Meadowview Acres, of record in Book 2133, Page 50, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 83 feet on the southerly side of Emery Drive and runs back between lines measuring 235.6 feet on the westerly line and 221.2 feet on the easterly line to a dead line measuring 84.2 feet thereon.

BEING the same property conveyed to Larry D. Leaver, et ux Cathey C. Leaver, by Deed from Jerry W. Craighead, et ux Wanda W. Craighead, dated February 24, 1977, of record in Book 5119, Page 494, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to restrictions and/or any existing easements of record in Book 2144, Page 517, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 2619 Emery Drive (House Number) (Street)
Nashville, Tennessee 37214
(P. O. Address) (City or Town) (Zip Code)

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.

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 10th day of March, 1985.

Larry D. Leaver
LARRY D. LEAVER

Cathey C. Leaver
CATHEY C. LEAVER

STATE OF TENNESSEE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry D. Leaver and wife, Cathey C. Leaver,

the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of March, 19 85.

My commission expires 1-1-1987 Notary Public Marjorie C. Ray

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 55,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Saul R. Juliao
AFFIANT

Sworn to and subscribed before me this 16th day of March, 19 85.

My commission expires 1-1-1987 Notary Public Marjorie C. Ray

This instrument was prepared by:

JOSEPH LUKOMSKI, Attorney, 4207 Lebanon Rd., Suite 100, Hermitage, Tennessee, 37076

Name Address

WARRANTY DEED

FROM LARRY D. LEAVER, et ux
CATHEY C. LEAVER

TO SAUL JULIAO, et ux
DEBRA JULIAO

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

RECEIVED FOR RECORD
Mar 19 3 59 PM '85
DAVIDSON COUNTY, TENN.

IDENTIFICATION

18969

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

RECEIVED OF _____

FOR _____ BOOK 6511 PAGE 666

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

55000.00- CANT
143.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 149.50-
9272A03/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 9 6 6 1

IDENTIF. REFERENCE T

MAR 15 9 59 AM '85

DAVIDSON COUNTY, TN

No. 116444