FROM: Juanita Sue Leonard

This Instrument Prepared By:

Thomas N. Jones
Attorney at Law
405 Main Street
Franklin, TN 37064

TO: Pamela Jane Threadgill

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Pamela Jane Threadgill	First Federal Saving Bank of TN	131-17-180
#21-F-5025 Hillsboro Rd	101 west Lincoln St.	70A-76379
Nashville, TN 37215	Tullahoma, TN 37388	

BOOK 6534 PAGE 179

WARRANTY DEED

FOR AND IN CONSIDERATION OF One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, I, **JUANITA SUE LEONARD** have this day bargained and sold and do hereby transfer and convey unto **PAMELA JANE THREADGILL** her heirs and assigns, the following described tract or parcel of land lying located and being in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit 180, as shown on the Plat of Georgetown Apartments, a condominium, of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, and more fully described in deed of record in Book 5504, page 166, said Register's Office.
>
> The above described property was conveyed to Juanita Sue Leonard by deed from Clarence Stamps, Jr. of record in Book 6058, page 582, Register's Office for said County.

TO HAVE AND TO HOLD the said lands with the improvements and appurtenances thereunto belonging to the said Grantee her heirs and assigns, forever.

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and that it is unencumbered except as follows:

1. Taxes for the year 1985, are a lien against the property, but same are not yet due and payable. Said taxes have been prorated between the parties, with grantor paying her pro rata part of said taxes to grantee, who will be responsible for payment of 1985 taxes when they become due and payable.

2. Applicable building and zoning regulations.

3. Such state of facts as an accurate survey would disclose.

4. All existing highway, roadway, and utility easements.

474.72

1352

5. Matters in Plan Book 5200, page 4, Register's Office of Davidson County, Tennessee, which may affect property.

6. Limitations and conditions imposed by the "Horizontal Property Act", as set out in the Tennessee Code Annotated.

7. Matters in Master Deed of record in Book 5211, page 325, and amended in Book 6079, page 516, Register's Office of Davidson County, Tennessee.

8. Easement for sanitary sewers and/or storm drainage improvements were granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4308, page 575, Register's Office for Davidson County, Tennessee. (This easement only affects the common area and not the individual units.)

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 11 day of April 1985.

Juanita Sue Leonard

JUANITA SUE LEONARD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Thomas N. Jones, a Notary Public in and for said County and State, Juanita Sue Leonard the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tn. on this the 11 day of April, 1985.

Thomas N. Jones

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 6/1/87

STATE OF TENNESSEE, WILLIAMSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 64700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant Juanita Sue Leonard

Subcribed and sworn to before me this the 11 Day of April 1985

Thomas N. Jones

Notary Public

My Commission Expires: 6/1/87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

19844

IDENTIF. REFERENCE

APR 16 11 19 AM '85

DAVIDSON COUNTY, TN

TAX

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
			64700.00- CAMT.	
			1468.22 CSTAX	
	VD		1468.22- CSTAX	
			168.22 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	174.72-
			8352A04/16/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 9 6 8 4 4

IDENTIF. REFERENCE

APR 16 11 19 AM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 125278