BOOK 5563 PG 967

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Cynthia A. Cooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 1985

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES 7-18-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Juanita Sue Leonard (NAME)	Same (NAME)	08DA 49110
816 Summerly Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	102-12-0
Nashville, TN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	091.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Henry E. Zoller and wife, Aspasia Zoller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juanita Sue Leonard

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 262 on the plan of Horton Heights, Section E, of record in Book 2133, Page 84, Register's Office for said County.

Said Lot No. 262 fronts 103.5 feet on the easterly margin of Summerly Drive and extends back 420.0 feet on the southerly line and 391.0 feet on the northerly line to a dead line in the rear, measuring 145.0 feet thereon.

Being the same property conveyed to Henry E. Zoller by deed from John M. Schooley and wife, Betty J. Schooley of record in Book 5749, page 554, Register's Office for Davidson County, Tennessee.

Aspasia Zoller, wife of Henry E. Zoller joins in this conveyance for the purpose of conveying any interest she may have in the subject property by reason of her marital rights.

It is understood and agreed that a part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust, of record in Book 5749, page 557, said Register's Office, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is unimproved ( ) improved (X) property, known as 816 Summerly Drive (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand this 15th day of May, 1985

Henry E. Zoller

Aspasia Zoller

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Henry E. Zoller and wife, Aspasia Zoller

the within named 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 purpose therein contained.

WITNESS my hand, at office, this 15th day of May, 1985.

NOTARY PUBLIC

My commission expires: 7-18-87

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as.

WITNESS my hand and seal, at office in, this day of, 19.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Henry E. Zoller and wife, Aspasia Zoller

TO

Juanita Sue Leonard

RECEIVED
MAY 23 2 08 PM '85
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

$0.00 deed

IDENTIFICATION REFERENCE

J07 75
07X0

RETURN TO:
PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

BOX 10

951
05/23 11:30 CHECK

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

RECEIVED OF _____

FOR _____ BOOK 6563 PAGE 969

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
			79000.00- CAMT.	
			2052.40 CSTAX	
			VB 2052.40- CSTAX	
			205.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	211.90-
			0951A05/23/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J07-17.5

IDENTIF. REFERENCE

MAY 23 2 08 PM '85

REGISTER
DAVIDSON COUNTY, TN

No. 137559