FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,070.68

M. Van Stanley, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January 1986

Notary Public

MY COMMISSION EXPIRES: 4/9/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Van Stanley, Jr.	Simmons First Mortgage Co.	108-3-A-22
(NAME)	(NAME)	
946 Patio Drive	P. O. Box 8701	BOOK 6761 PAGE 391
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Little Rock, AR 72217	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, David L. Leaver and wife, Rhonda C. Leaver

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. Van Stanley, Jr., a married person

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.

A certain Condominium Unit and Lot in Davidson County, Tennessee, described as follows: Lot No. 15, Unit 24, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase II of Section 3, Patio Villa, as shown of record in Plat Book 5200, page 495, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to David L. Leaver, unmarried, by deed from TennReal, Inc., of record in Book 6228, page 221, said Register's Office.

This conveyance is subject to a Deed of Trust executed by David L. Leaver, unmarried, to Tim N. Taylor, Trustee, for Capitol Mortgage Corporation, dated February 6, 1984, and filed for record in Book 6228, Page 224, Register's Office for said County, with an unpaid principal amount of approximately $37,770.68, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This is ~~improved~~ unimproved ( ) property, known as 946 Patio Drive, Nashville, TN 37214
(House Number) (Street) (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 heir 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 covey 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 s this 9th day of January, 19 86

Rhonda C. Leaver

David L. Leaver

STATE OF TENNESSEE
DAVIDSON COUNTY

3368

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 David L. Leaver and wife, Rhonda C. Leaver (or proved to me on the basis of satisfactory evidence) the 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 Nashville Tennessee, this 9th day of January 86

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted/and who and (or proved to me on the basis of satisfactory evidence) upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) as such (they) and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

6 8 4 1 3

IDENTIFICATION REFERENCE

JAN 13 3 17 PM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

~~David L. Leaver~~
Rhonda C. Leaver

TO

M. Van Stanley, Jr.

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

490?C.68- CAMT.
187.66 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 134.16-
5369A01/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6841 3

IDENTIFICATION REFERENCE

JAN 13 3 17 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 210137