Book 6843 Pg 534

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 6843 PAGE 534

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

$38,000.00

James M. Leonard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 1986

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James M. & Angela E. Leonard (NAME)	None (NAME)	Map 44-15
1103 Debow Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 291
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	04D-41590

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, Pauline F. Walker, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Leonard and wife, Angela E. 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:

BEING Lot No. 14, Section C, Village of Old Hickory, of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee, fronting 54.9 feet on DeBow Street, containing, 0.08 acres, more or less.

BEING the same property conveyed to Pauline F. Walker by deed from E. I. duPont de Nemours and Company, a Delaware corporation, of record in Book 1761, page 184, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to such easements and setback lines of record in Plat Book 1424, page 66, said Register's Office, and such restrictive covenants of record in said Register's Office.

Taxes for 1986 have been pro-rated and assumed by Grantee.

6373

IDENTIFICATION REFERENCE

APR 30 2 50 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

Unimproved ( )
This is improved ( ) (X) property, known as 1103 Debow Street Old Hickory, TN 37138
(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 heirs and assigns, forever and we do covenant with the said GRANTEES that we are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered 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 my hand this 29th day of April, 1986

Paul Walker

Pauline F. Walker by Paul Walker
Attorney in Fact

3755

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, the within named Paul Walker, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Pauline F. Walker as ____ Attorney in Fact as the free act and deed of the within named Pauline F. Walker.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of April 1986.

My comm. expires: 5/13/89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM

TO

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 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

38000.00-	CAMT.
98.00	CSTAX
.50	PRFEE
6.00	WDEED
CHECK	105.30-
87954 04/30/86	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 6 3 7 3

IDENTIFICATION REFERENCE

APR 30 2 59 PM '86

FELIX Z. WILSON JT. REGISTER
DAVIDSON COUNTY, TN

No. 242748