Prepared by: Milton W. Smith, Jr.
4301 Hillsboro Road
Nashville, Tn.

WARRANTY DEED BOOK 6904 PAGE 353

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
T.R. & Phyllis Leonardo	First Tennessee Bank, N.A.	61-12-124
NAME:	NAME:	
1243 Riverwood Drive	P.O. Box 474	15 DZ-23010
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37216	Memphis, Tn. 38101	
(CITY) (ZIP CODE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100xxxxxxxxxxxx
xxxxxxxxxxxx($10.00)xxxxxxxxxxxx *Dollars,*

cash in hand paid by the GRANTEES, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is hereby akcnowledged, including the assumption by GRANTEES of the indebtedness owing to First Tennessee Bank, N.A., as evidenced by that deed of trust of record in Book 5576, page 492, Register's Office for Davidson County, Tennessee, which unpaid balance thereunder GRANTEES herein assume and promise to pay,

Donna Duff, single, hereinafter called GRANTOR,

have this day bargained and sold, and do hereby transfer and convey unto the said T.R. Leonardo and wife, Phyllis Leonardo, hereinafter called GRANTEES, their

xxxxxx, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows*

Being Lot No. 55 on the Map of Eastdale Place of record in Book 547, pages 29 and 30, said Register's Office.

Said Lot No. 55 fronts 100 feet on the northerly side on Riverwood Drive and runs back between lines 200 feet to a dead line.

Being the same property conveyed to GRANTOR by deed from John D. Littrell and wife, Linda Littrell of record in Book 6420, page 317, said Register's Office.

IDENTIFICATION REFERENCE 1607 1

Jul 1 9 46 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 27th day of June, 1986

Affiant

My commission expires JAN 19,1988

Notary Public

This is improved (unimproved) property, known as 1243 Riverwood Drive (House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their

xxxxxx, *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered*, except as stated above.

I *further covenant and bind* myself *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, their xxxxx, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 27th *day of* June *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Donna Duff

Donna Duff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Donna Duff (or proved to me on the basis of satisfactory evidence) *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 27th *day of* June *19* 86

Commission expires Jan 9, 1988 *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared,* ..... *with whom I am personally acquainted, and who, upon oath acknowledged* ..... *self to be* ..... *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* ..... *self as* .....

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

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM

TO

Compliments of

Colonial Title Company

Suite 110, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6904 PAGE 395

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
			650[illegible].00- CONT,	
			169.00 [illegible]	
			.50 PRPF	
			6.00 WDL,	
			[illegible] 175.50-	
			2028A07/01/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1607 1*

IDENTIF. REFERENCE

JUL 1 9 46 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 265465