BOOK 7106 PAGE 88 BOX 10

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,900.00

Anthony G. Wall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January, 19 87

Patricia Spicer Carden
Notary Public

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

REGISTER'S OFFICE PARCEL EXEMPT

THIS INSTRUMENT WAS PREPARED BY
Patricia Spicer Carden, Atty.,
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
Anthony G. Wall (NAME)	Atlantic Coast Mortgage (NAME)	12W19660
6119 Louisiana Avenue (STREET ADDRESS OR ROUTE NUMBER)	3975 University Dr. Ste. 100/210 (STREET ADDRESS)	091-02-0-150.00
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	

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, Timothy B. Leonard and D. Darlene Leonard, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony G. Wall and Edith E. Wall, married, as tenants by the entireties

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. 4 on the plan of Brownlee, of record in Book 2663, page 88, Register's Office for said County.

Said Lot No. 4 fronts 49.0 feet on the southeasterly margin of Louisiana Avenue and extends back between parallel lines 150.0 feet to a dead line in the rear, measuring 49.0 feet thereon.

Being the same property conveyed to Timothy B. Leonard and wife, D. Darlene Leonard by deed from Urban E. Little and wife, Dorothy E. Little of record in Book 5551, apge 859, Register's Office for Davidson County, Tennessee. Timothy B. Leonard and D. Darlene Leonard having since been divorced.

83290

IDENTIFICATION REFERENCE

JAN 13 3 12 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 6119 Louisiana Avenue, Nashville, TN 37209
(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 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 their hands this 9th day of January, 19 87

Timothy B. Leonard

D. Darlene Leonard

BOOK 7106 PAGE 89

INDIVIDUAL ACKNOWLEDGEMENT

State of **Tenneesee**

County of Davidson

Personally appeared before me, the undersigned a Notary Public of said county, Timothy B. Leonard, unmarried and D. Darlene Leonard, unmarried

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 9th day of January, 19 87

Patricia Spicer Carden
NOTARY PUBLIC

My commission expires:
2-18-87

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
Timothy B. Leonard and
D. Darlene Leonard

TO
Anthony G. Wall and wife,
Edith E. Wall

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

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

RECEIVED OF _____

FOR _____

BOOK 7106 PAGE 90

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

32900.00- CAMT.
22.12 CSTAX
.50 PRFE.
6.00 MDEED
CHECK 28.62-
8703101/10/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83290

IDENTIFT REFERENCE

JAN 13 3 12 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 34329