WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, TN 37215

BOOK 7210 PAGE 614

Send Tax Bills to and

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES LEFFERS	NEW OWNER	Part of Map 117-3
(NAME)	(NAME)	
2015 Lombardy Avenue	(No Mortgagee)	Parcel 134
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		F.B. #7DA-27175
(CITY) (STATE) (P. O. ZIP)	(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, DOMINION DEVELOPMENT CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES LEFFERS and wife, SHELLY W. LEFFERS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 1, together with the appurtenant interest in the common elements of Kingsbridge Condominiums, a horizontal property regime established by Master Deed, of record in Book 7105, page 777, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, together with Allocated Parking Space No(s). P16.

Being part of the same property conveyed to Dominion Development Corporation by deed from Avondale Rawls, unmarried, of record in Book 6645, Page 789, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 1109, page 353, amended in Book 1133, page 85; (3) Covenants, Conditions, Restrictions and Agreements in Master Deed and By-Laws of record in Book 7105, page 777; (4) Easements of record in Book 1108, page 76; (5) Agreement of record in Book 6763, page 357; and (6) All matters appearing on the Plan of record as contained in Master Deed in Book 7105, page 777, said Register's Office.

17460

IDENTIFICATION REFERENCE

APR 22 8 40 AM '87

FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 2015 Lombardy Avenue, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of April, 1987.

DOMINION DEVELOPMENT CORPORATION
By: David A. Young
David A. Young, President

7456

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared DAVID A. YOUNG _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be President of the DOMINION DEVELOPMENT CORPORATION, the within named bargainor, a corporation, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said DAVID A. YOUNG as such President.

Witness my hand and official seal, at Nashville, TN this 17th day of April, 19 87.

_____ Notary Public

Commission expires 1/10/89

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,900.00

James Leffers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 19 87.

MY COMMISSION EXPIRES 1/10/89 (AFFIX SEAL) _____ Notary Public

WARRANTY DEED

FROM DOMINION DEVELOPMENT CORPORATION

TO JAMES LEFFERS and wife, SHELLY W. LEFFERS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____

BOOK 7210 PAGE 616

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

37900.00- CAMT.
386.18 CSTAX
.50 PRFEE
6.00 WDE D
CHECK 392.68-
7456404/22/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17460

IDENTIFICATION REFERENCE

APR 22 8 40 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 72223