This Instrument Prepared By:
DAVID R. KENNEDY, ATTORNEY AT LAW
4207 Lebanon Road, Suite 200
Hermitage, Tennessee 37076

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55374

ADDRESS NEW OWNER:
J. C. LEAMON and wife,
RITA N. LEAMON
938 McCrory Creek Road
Nashville, TN 37214

SEND TAX BILLS:
SAME

IDENTIF REFERENCE

AUG 12 3 05 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MORTGAGEE:
DOMINION BANK OF MIDDLE TENNESSEE
2419 Lebanon Road
Nashville, TN 37214

MAP-PARCEL:
MAP: 108-2
PARCEL: 94
3DZ 60814

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Martha A. Burton and Mary Jane Burton, (both of whom are single persons) hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto J. C. Leamon and wife, Rita N. Leamon, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 1 Resubdivision of Lots 52-53 & 54, Shadybrook - Section 3, as of record in Book 3842, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Martha A. Burton and Mary Jane Burton, as tenants with right of survivorship, by Warranty Deed dated February 27, 1985, from Maurice W. Carter and wife, Erna L. Carter, of record in Book 6502, Page 930, Register's Office for Davidson County, Tennessee.

This is improved property known as 938 McCrory Creek Road, Nashville, Tennessee, 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. C. Leamon and wife, Rita N. Leamon, their heirs and assigns, forever; and we, Martha A. Burton and Mary Jane Burton, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 11th day of August, 1987.

Martha A Burton
MARTHA A. BURTON

Mary Jane Burton
MARY JANE BURTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Martha A. Burton and Mary Jane Burton, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this the 11th day of August, 1987.

NOTARY PUBLIC

My Commission Expires: 5-13-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $76,500.00.

AFFIANT

Subscribed and sworn to before me
this 11th day of August, 1987.

NOTARY PUBLIC

My Commission Expires: 5-13-90

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

765[illegible].00- CAMI.
214.20 CSTAX
.50 PREC
6.00 MDEED
CHECK 220.70-
0996A08/12/07 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 5 3 7 4

IDENTIFICATION REFERENCE

AUG 12 3 05 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 04934