271727 File 33

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Lorene Webb	Same	72-2-171
(NAME)	(NAME)	
1109 Kirland Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37216		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7403 PAGE 167

For and in consideration of the sum of Fifty Three Thousand Four Hundred and 00/100---------- ($53,400.00)---------- DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged,

JOHN M. LEINARD and wife, MARY B. LEINARD

have bargained and sold, and by these presents do transfer and convey unto the said Lorene Webb

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 3 on the Plat of a subdivision of Lot No. 45 and the westerly one-half of Lot No. 44 on the Plan of Inglewood Place, as of record in Book 547, Page 24, Register's Office for said County.

Said Lot No. 3 fronts 60 feet on the northerly side of Kirland Avenue and runs back 186.5 feet on the westerly line and 184.3 feet on the easterly line to a dead line, measuring 45 feet thereon.

Being the same property conveyed to John M. Leinard and wife, Mary B. Leinard by deed from H. E. McPherson and wife, Ida Mae McPherson of record in Book 5794, page 442, Register's Office for Davidson County, Tennessee.

8 2 4 2 5

IDENTIFICATION REFERENCE

NOV 13 2 51 PM '87

DAVIDSON COUNTY, TN

This conveyance is made subject to taxes for the current year, easements and all matters of record in the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1109 Kirkland Avenue (House Number) (Street)
Nashville, Tennessee 37216 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 12th day of November, 1987.

John M. Leinard
JOHN M. LEINARD

Mary B. Leinard
MARY B. LEINARD

BOOK 7403 PAGE 168

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mary B. Leinard

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tn, this 12th day of November, 1987.

My commission expires 5-13-89 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $53,400.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

John Leinard

Sworn to and subscribed before me this 12th day of November, 1987.

My commission expires February 5, 1990 Notary Public

This instrument was prepared by:

Devereaux D. Cannon, Jr., Attorney, 344-4th Avenue North, Nashville, Tennessee 37219

Name Address

WARRANTY DEED

FROM

TO

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE

COUNTY OF DAVIDSON

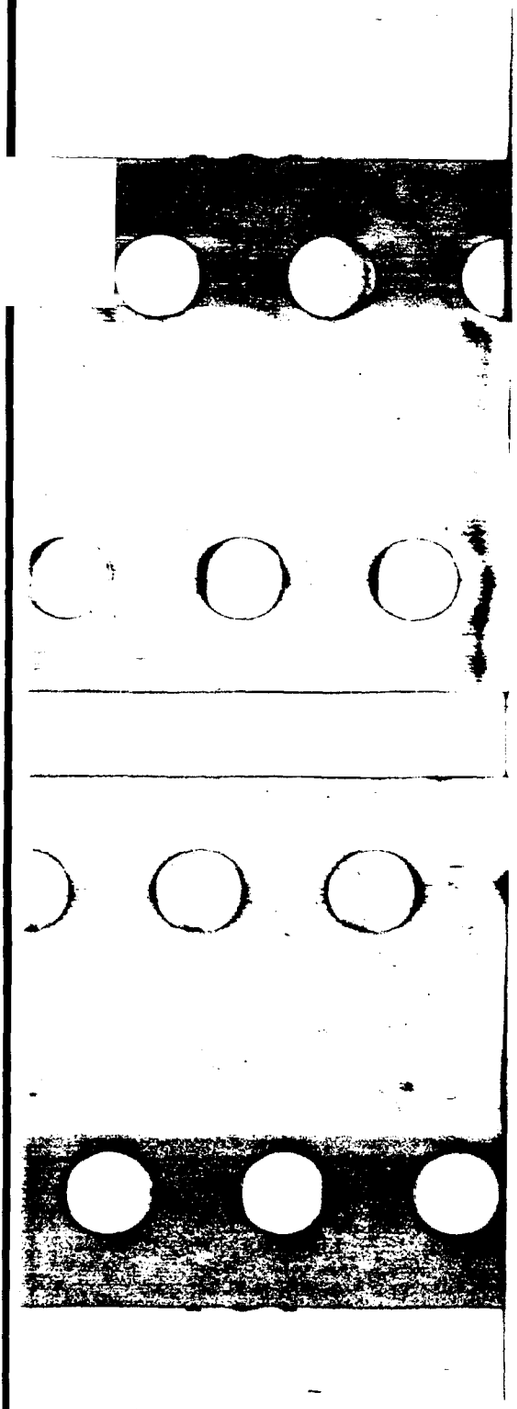
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, John M. Leinard, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument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

WITNESS my hand and official seal at Nashville, Tennessee, this the 12 day of November, 1987.

NOTARY PUBLIC

My commission expires:

3-15-1990



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7403 PAGE 170

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

53400.00- CAMT.
149.50 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 159.00-
2513A11/13/87 PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8: 2 4 2 5:

IDENTIFICATION REFERENCE

Nov 13 2 51 PM '87

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 35712