VIII-G/SA4 JRR/aw

[redacted]

Box 58

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
216 Third Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

LIMITED WARRANTY DEED BOOK 7581 PAGE 417

Address New Owner(s) as follows: KENNETH C. LEONARD
SAME

Name and Address of the person or entity responsible for payment of real property taxes: NEW OWNER
1403 FOURTH AVENUE, SOUTH NASHVILLE, TN 37210

Map and Parcel No. MAP 105-7 PARCEL 422

For and in consideration of the sum of NINETY TWO THOUSAND ($92,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, LINDA GAIL COURSEY CARTER and BECKY ELAINE COURSEY BEASLEY, Co-Administratrices Cum Testamento Annexo of the Estate of VIRGINIA MAI COURSEY, Deceased, hereinafter referred to as the Grantors, do hereby transfer and convey unto KENNETH C. LEONARD, his heirs and assigns, the following two (2) tracts of real property in Davidson County, Tennessee, being more particularly described as follows, to wit:

TRACT NO. I 9176 06/23 0101 03CHECK 270.10

Being Lot No. 4 and the northerly 10 feet of Lot No. 3 on the Plan of B. F. Brown's Subdivision of the Rains Spring Tract, as shown of record in Book 57, page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 and the northerly part of Lot No. 3 front together 60 feet on the westerly side of Fourth Avenue, South, as widened, formerly Nolensville Turnpike, and run back 51-1/2 feet, more or less, on the northerly line, with the southerly margin of an alley and 74.8 feet, more or less, on the southerly line, to an alley in the rear, measuring 60 feet, more or less, on said rear alley.

Being the same property conveyed to Virginia Mai Coursey, as a surviving tenant of a tenancy created by Deed to James E. Coursey and wife, Virginia Mai Coursey, by Deed from Margaret H. Reamer, et al, of record in Book 3672, page 167, Register's Office for Davidson County, Tennessee.

Being the southerly 40 feet of Lot No. 3 on the B. F. Brown's Plan of Rains Spring Tract, as shown of record in Book 57, page 115, Register's Office for said County.

Said part of Lot No. 3 fronts 40 feet on the westerly side of Fourth Avenue, South, as widened. and extends back 67 feet, more or less, on the northerly line and 86 feet on the southerly line to an alley, measuring 40 feet thereon.

Being the same property conveyed to Virginia Mai Coursey, as a surviving tenant of a tenancy created by Deed to James E. Coursey and wife, Virginia Mai Coursey, from Barbara Perkins Bunch, et al, of record in Book 3956, page 77, Register's Office for Davidson County, Tennessee.

This property is conveyed by Linda Gail Coursey Carter and Becky Elaine Coursey Beasley, as Co-Administratrices Cum Testamento Annexo of the Last Will and Testament of Virginia Mai Coursey, Deceased, pursuant to the power of sale vested in them as personal representatives in the Last Will and Testament of Virginia Mai Coursey, as shown of record in Will Book 159, page 742, Probate Court for Davidson County, Tennessee.

TRACT NO. II

Land in Davidson County, Tennessee, being part of Lot No. 2 in the B. F. Brown's Subdivision of the Rains Spring Property, a Plan of which is of record in Book 57, page 115, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 50 feet on the westerly side of Nolensville Pike or Fourth Avenue, South, as widened, and extends back 86 feet, more or less, on the North line and 106 feet, more or less, on the South line, to a 16-foot alley.

Being the same property conveyed to James E. Coursey by Deed from Harris A. Gilbert, Trustee, as shown of record in Book 3955, page 546, said Register's Office.

And being the same property vested in Virginia Mai Coursey, now deceased, by Quitclaim Deed from Linda Gail Coursey Carter, as shown of record in Book 7205, page 521, by Quitclaim Deed from Becky Elaine Coursey Beasley, as shown of record in Book 7205, page 527, by Quitclaim Deed from James William Coursey, as shown of record in Book 7205, page 524, by Quitclaim Deed from Martha Lexine Coursey, as shown of record in Book 7205, page 530, and by Quitclaim Deed from Michael Thomas Coursey, as shown of record in Book 7205, page 533, all Register's Office for Davidson County, Tennessee.

And being the same property vested in James Edward Coursey, Jr., Ronnie Coursey, Kenneth Ray Coursey, Jr., a minor, and Casey Coursey, a minor, and Marshall Lee Coursey, heirs-at-law of James E. Coursey, who died intestate on 11 July 1973.

This property is conveyed by Linda Gail Coursey Carter and Becky Elaine Coursey Beasley, as Co-Administratrices Cum Testamento Annexo of the Last Will and Testament of Virginia Mai Coursey, Deceased, pursuant to an Order of Sale dated 19 January 1988, as shown of record in Minute Book 319, page 669, and further Order dated 13 June 1988, as shown of record in Minute Book 323, page 653, both Probate Court for Davidson County, Tennessee

This is improved property, known as 1403 Fourth Avenue, South, Nashville TN 37210.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee 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, except as set out herein; and we do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever, but this Warranty Deed is limited to the time in which said real estate was lawfully seized in and possessed by LINDA GAIL COURSEY CARTER and BECKY ELAINE COURSEY BEASLEY, Co-Administratrices Cum Testamento Annexo of the Estate of VIRGINIA MAI COURSEY, Deceased, and does not extend to any previous time thereto.

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 21st day of June 1988.

Linda Gail Coursey Carter
LINDA GAIL COURSEY CARTER

Becky Elaine Coursey Beasley
BECKY ELAINE COURSEY BEASLEY

Co-Administratrices Cum
Testamento of the Estate of
Virginia Mai Coursey, Deceased

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LINDA GAIL COURSEY CARTER and BECKY ELAINE COURSEY BEASLEY, Co-Administratrices Cum Testamento Annexo of the Estate of Virginia Mai Coursey, Deceased, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of June, 1988.

John R Reynolds
Notary Public

My commission expires 17 July 1988

JOHN R. REYNOLDS NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $92,000.00.

Kenneth C. Leonard
Affiant

Subscribed and sworn to before
me this 21 day of June 1988.

Jeffrey W. Cobbs
Notary Public

My commission expires: 1-21-90

JEFFREY W. COBBS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

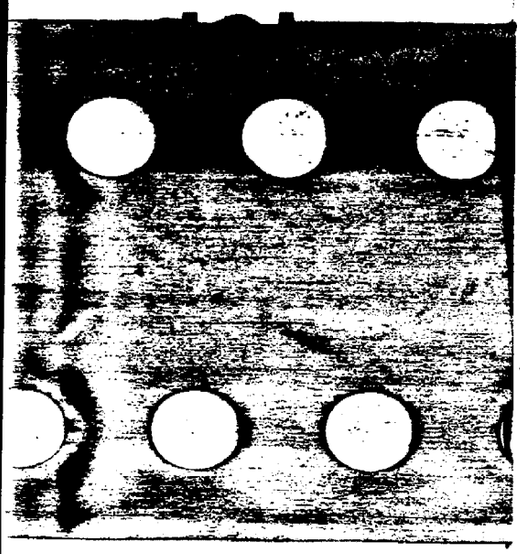
JOHN R. REYNOLDS
Attorney at Law
216 Third Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

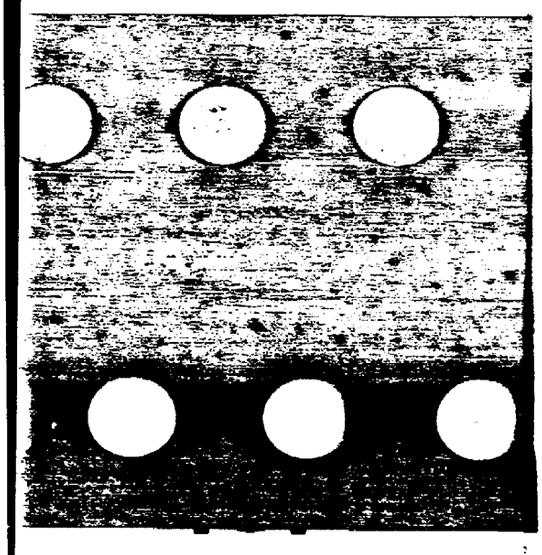
43240

IDENTIFICATION REFERENCE

JUN 23 11 13 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7581 PAGE 421

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
				CAMT 92000.00
				CON TX 257.60
				PRFEE 0.50
				WDEED 12.00
				TOTAL 270.10
				CHECK 270.10
			06/23/88 01	11:17 0001 9178

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43240

IDENTIFICATION REFERENCE

JUN 23 11 13 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105964