THIS INSTRUMENT PREPARED BY:

Mail

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 7822 PAGE 940

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LAWRENCE AUSTIN LEAHY (NAME)	SAME (NAME)	MAP 72-3
1313 Howard Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 168
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB#15D 10140

FOR AND IN CONSIDERATION of the sum of FIFTY EIGHT THOUSAND AND 00/100---------- *Dollars.*

8435 04/24 0101 03CHECK 197.90

HEIRS AT LAW OF RICHARD SEVIER

have this day bargained and sold, and do hereby transfer and convey unto the said LAWRENCE AUSTIN LEAHY and wife, WENDY L. LEAHY *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows*

BEING the westerly one-half (1/2) of Lot No. 154 on the Plan of Inglewood Place Subdivision of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID portion of Lot No. 154 fronts 50.0 feet on the northerly margin of Howard Avenue and extends back between parallel lines 205.0 feet to a dead line in the rear.

BEING the same property conveyed to Richard Sevier and wife, Laura Sevier by Quitclaim Deed from Katherine S. Brent and Richard Sevier and Leon Ruben, Trustee, of record in Book 5578, page 429, Register's Office for Davidson County, Tennessee; the said Richard Sevier and Laura Sevier having both since died, with Laura Sevier predeceasing Richard Sevier who died intestate and title having vested in his only heirs at law, Richard D. Sevier, James H. Sevier, Rene Sevier Kindrat and Virginia H. Gerber.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58,000.00

Subscribed and sworn to before me this the 20th *day of* April, *19* 89

Affiant Lawrence Austin Leahy

My commission expires March 11, 1990 *(Affix Seal)*

Notary Public Marianne N. Watts

This is improved ( ) unimproved (XX) property, known as 1313 Howard Avenue, Nashville, Tennessee 37216 (House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

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 20th *day of* April, *19* 89. *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

THE HEIRS AT LAW OF RICHARD SEVIER:

Richard D. Sevier by Rene Kindrat atty in fact
RICHARD D. SEVIER

Rene Sevier Kindrat
RENE SEVIER KINDRAT

James H. Sevier by Rene Sevier Kindrat atty in fact
JAMES H. SEVIER

Virginia H. Gerber by Rene Sevier Kindrat atty in fact
VIRGINIA H. GERBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named 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 _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *self to be* _____ *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* _____ *self as* _____.

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

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of April, 1989, before me, the undersigned, a Notary Public in and for said County and State, personaly appeared Rene Sevier Kindrat, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Richard D. Sevier, James H. Sevier and Virginia H. Gerber, and acknowledged that he/she executed the same as the free act and deed of the said Richard D. Sevier, James H. Sevier and Virginia H. Gerber.

WITNESS my hand and seal at Nashville, Tennessee, this 20th day of April, 1989.

Notary Public

My Commission Expires: 3-11-90

APR 24 11 03 AM '89

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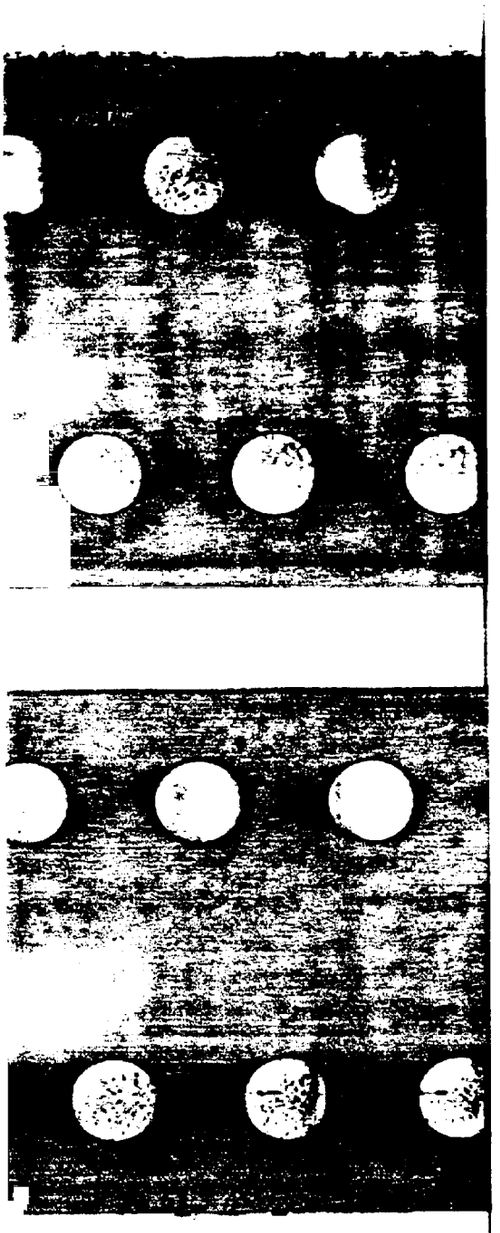
WARRANTY DEED

FROM

HEIRS AT LAW OF RICHARD SEVIER

TO

LAWRENCE AUSTIN LEAHY and wife,
WENDY L. LEAHY



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7822 PAGE 942

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 58000.00
CON TX 191.40
PRFEE 0.50
WDEED 6.00
TOTAL 197.90
CHECK 197.90

04/24/89 01 11:04 0001 8435

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27130

IDENTIFICATION

APR 24 11 03 AM '89

FELIX Z. WILSON, II REGISTER

No. 202791