File Box 14
G# 229
551392-1 FORM NO. WD-1

BOOK 7830 PAGE 963

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Steven Lee Leonard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 1989

Notary Public

MY COMMISSION EXPIRES: 3/27/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Lee Leonard (NAME)	Fidelity Federal Savings & Loan (NAME)	150-6-179
2905 Wilford Pack Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	2D-75023
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, WE, Fidelity Federal Savings & Loan Association of Tennessee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Lee Leonard and wife, Donna Jean Leonard

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 25, Westlake Subdivision of record in Book 6250, page 250, revised in Book 6250, page 785, Register's Office for Davidson County, Tennessee.

Said Lot No. 25, fronts 83.48 feet on the westerly side of Wilford Pack Drive, and fronts 91.16 feet on the northerly lot line, and fronts 69.06 feet on the northwesterly lot line, and fronts 64.43 feet on the southwesterly lot line and fronts 121.30 feet on the southerly lot line to a point of intersection.

Being the same property conveyed to Fidelity Federal Savings & Loan Association of Tennessee by deed from Raymond D. Lackey, Successor Trustee as of record in Book 7600, page 638, said Register's Office.
This conveyance is made subject to:

The Plan of record in Book 6250, page 250, and revised in Book 6250, page 785, said Register's Office, shows an Owner's Certificate, and a 7.5 foot drainage easement on the southerly, southwesterly and northwesterly lot line.

Restrictions contained in instrument of record in Book 4914, page 404, said Register's Office.

Deed of Conveyance to Metro Government to serve West Lake in Book 7181, page 192 and in Book 7181, page 209, Register's Office for Davidson County, Tennessee.

Agreement to maintain road in Book 6468, page 228, Register's Ofice for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 2905 Wilford Pack Drive, Antioch, Tennessee 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 seised 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness his hand this 26th day April, 19 89

Fidelity Federal Savings & Loan Association of Tennessee

By:

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, 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 _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Steve Moody

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Assistant Vice President of the Fidelity Federal Savings & Loan a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at Nashville, Tenn., this 26th day of April, 19 89.

Commission Expires 3/27/93 _____ Notary Public

WARRANTY DEED

FROM

Fidelity Federal Savings & Loan, Association of Tennessee

TO

Steven Lee Leonard and wife, Donna Jean Leonard

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

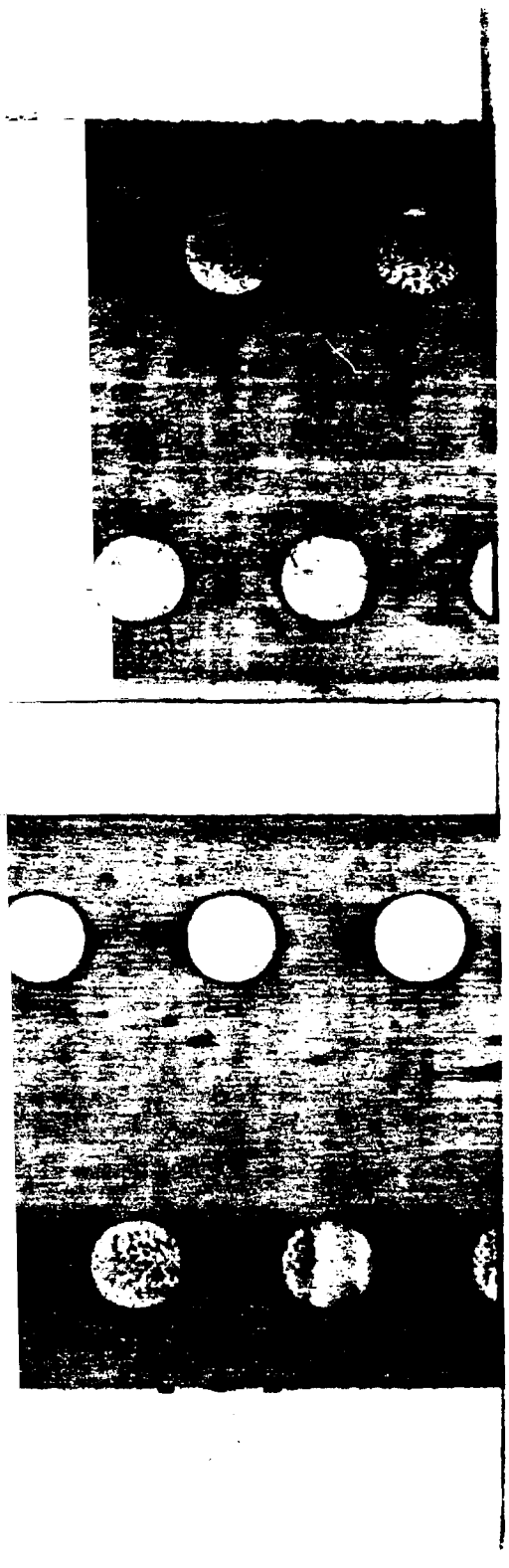
2210 05/02 0101 03CHECK 386.00

29628

IDENTIFICATION

MAY 2 3 13 PM '89

FILED & RECORDED
DAVIDSON COUNTY, TN



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

CAMT
115000.00
CON TX 379.50
PRFEE 0.50
MTGFEE 6.00
TOTAL 386.00
CHECK 386.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/02/89 01 15:14 0001 2210

29628

IDENTIFICATION REFERENCE

MAY 2 3 13 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 205694