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STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $ 73,550.00.

Tony M. Leonard

Subscribed & sworn to before me, this the 3rd day of July 19 90.

Lynda Kaye Lynn
Notary

Commission Expires: 7/28/94

Mail

This Instrument prepared by:
Mark A. Ellmore, Jr., Atty. 388 Harding Place, Nashville, TN 37211

New Owner	Mortgagee	Map & Parcel
Tony M. Leonard	Fleet Funding	Map 96-13
Dana E. Leonard 2879 Lyncrest Drive	P. O. Drawer F-20	Parcel 196
Nashville, TN 37214	Florence SC 29501	

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 Jeffry E. Atkins, a single person hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tony M. Leonard and wife, Dana E. Leonard 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. 2 on the Resubdivision of Lot No. 20, on the Plan of Happy Acres, as of record in Plat book 5190, page 719, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffry R.Atkins, a single person by deed from Jim R. Ashburn and wife, Betty ashburn of record in Book 6880, page 475, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing easements and restrictions of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 7120, page 423, Register's Office for Davidson County, Tennessee which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees herein.

This is unimproved ( ) improved (XX) 2879 Lyncrest Drive, Nashville, TN 37214

To have & to hold the said tract or parcel of land, with the appurtenances estate, title & interest thereto belonging to the said Grantees their heirs and assigns, forever & 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, & the same is unencumbered, unless otherwise herein set out, & we do further covenant & bind ourselves, our heirs, & representatives, to warrant & forever defend the title to the said land to the said Grantees, their heirs & assigns, against the lawful claims of all persons whomsoever. Wherever need, the singular number shall include the plural, the plural, the singular, & the use of any gender shall be applicable to all genders.

Witness my hand this 3rd day of August, 19 90.

Jeffry R Atkins
Jeffry R. Atkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in & for said County & State, the within named Jeffry R. Atkins

the bargainor, with whom I am personally acquainted, & who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand & official seal at Nashville, Tennessee, this 3rd day of July, 19 90.

Commission Expires:
7/23/94

Lynda Kaye Jones
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public within & for the State & County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted & who upon (his/her oath, their oaths) acknowledged (himslef, herself, themselves) to be the _____ & _____ of the _____ the within named bargainor, a corporation, and that (he/she, they) as such _____ & _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ & _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____.

Commission Expires:
_____

_____
Notary Public

WARRANTY DEED

FROM
Jeffry R. Atkins

TO
Tony M. Leonard
~~Dana F. Leonard~~

IDENTIFICATION REFERENCE

47509

AUG 7 9 02 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7668 08/07 0101 03CHECK 249.55

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 73550.00
CON TX 242.55
PRFEE 1.00
MDEED 6.00
TOTAL 249.55
CHECK 249.55

08/07/90 01 09:06 0001 7668

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47509

IDENTIFICATION REFERENCE

AUG 7 9 02 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 344128