BOOK 8310 PAGE 687

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 272,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 19 91

Notary Public

MY COMMISSION EXPIRES: November 21, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Howard Huntington Leavitt	SAME	MAP 145-4 #32
(NAME)	(NAME)	
1000 Overton Lea Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Anne G. Wyatt, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard Huntington Leavitt and wife, Hilary McNay Leavitt

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. 1 on the Map of Lealand Manor Second Addition, not of record, described according to a survey made by William A. Pitts, November 13, 1947, as follows:

Beginning on the northerly margin of Overton Lea Road, at the corner of Lot No. 1 and 2, being the southeast corner of Lot No. 2 conveyed to Thomas B. Baker, Jr., and wife, Katherine Healan Baker, by deed from Laura Lea Robertson, of record in Book 1361, page 285, Register's Office for said County; thence with the line between said lots, northwardly 317.7 feet; thence south 83 deg. 22' east 362.3 feet to the westerly margin of Lealand Lane; thence with the westerly margin of said Lane, southwestwardly 258.4 feet to the beginning of a curve; thence around said curve, with a radius of 25 feet, to the northerly margin of Overton Lea Road; thence with the northerly margin of said Road, westwardly 248.4 feet to the beginning, containing 2.18 acres, more or less.

Being the same property conveyed to J. Lanier Wyatt and wife, Anne G. Wyatt by deed from J. Campbell Jenkins and wife, Mayme N. Jenkins, of record in Book 2861, page 125, Register's Office for Davidson County, Tennessee, and being the same property conveyed by Quitclaim Deed from J. Lanier Wyatt and wife, Anne G. Wyatt to Joseph G. Cummings, Trustee, and by Quitclaim Deed from Joseph G. Cummings, Trustee to J. Lanier Wyatt and Anne G. Wyatt as tenants in common of record in Book 5603, page 144, said Register's Office, and by Quitclaim Deed from J. Lanier Wyatt to Anne G. Wyatt of record in Book 6829, page 61, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as: 1000 Overton Lea Road, Nashville, TN. 37220
(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 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. 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 my hand this 15th day of March, 19 91

Anne G. Wyatt
Anne G. Wyatt

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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 Anne G. Wyatt, a widow

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, Tennessee, this 15th day of March 19 91.

Commission expires November 21, 1992

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ 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_____.

My commission expires _____

Notary Public

IDENTIFICATION
TAX
6 9 5 2 2

WARRANTY DEED

FROM

Anne G. Wyatt

TO

Howard Huntington Leavitt and wife, Hillary McNay Leavitt

4019 03/25 0101 02:CHECK 25.00

RETURN TO:

Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, Tn. 37215

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
272500.00
CON TX 899.25
MOR TX 1.00
[illegible] 6.00
TOTAL 906.25
CHECK 906.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/15/91 01 15:44 0001 4019

99522

IDENTIF. REFERENCE

Mar 15 3 43 PM '91

DAVIDSON COUNTY, TN.

No. 404789