THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Ste 220
Nashville, Tennessee 37215

BOOK 8379 PAGE 969

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KENNETH C. LEONARD (NAME)	NEW OWNER (NAME)	Map 51-11-A
300 Wellington Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 14
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. #11D19421

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, JOYCE WIDICK BRICKA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH C. LEONARD AND WIFE, SARA ANN LEONARD

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 300 on the Plan of Wellington Square, as of record in Plat Book 6250, page 675, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joyce Widick Bricka by Quitclaim Deed from George E. Mudter, Jr., Trustee of record in Book 6681, page 676, said Register's Office.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 6680, page 770; (3) Deed of Conveyance of record in Book 7026, page 938; (4) Charter of record in Book 6712, page 30, amended in Book 6987, page 986; and (5) All matters appearing on the Plan of record in Plat Book 6250, page 675, said Register's Office.

William L. Bricka, spouse of Joyce Widick Bricka, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Joyce Widick Bricka.

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN
Jun 21 9 31 AM '91

IDENTIFICATION REFERENCE

24425.

unimproved ( )
This is improved (XX) property, known as 300 Wellington Court, Madison, Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 19th day of June, 1991

Joyce Widick Bricka
JOYCE WIDICK BRICKA

William L. Bricka
WILLIAM L. BRICKA

STATE OF TENNESSEE
COUNTY OF Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOYCE WIDICK BRICKA and husband, WILLIAM L. BRICKA

with whom I am personally acquainted, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 19th day of June, 19 91.

My commission expires 1-22-95 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

6335 06/21 0101 03CHECK 460.75

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 1991.

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

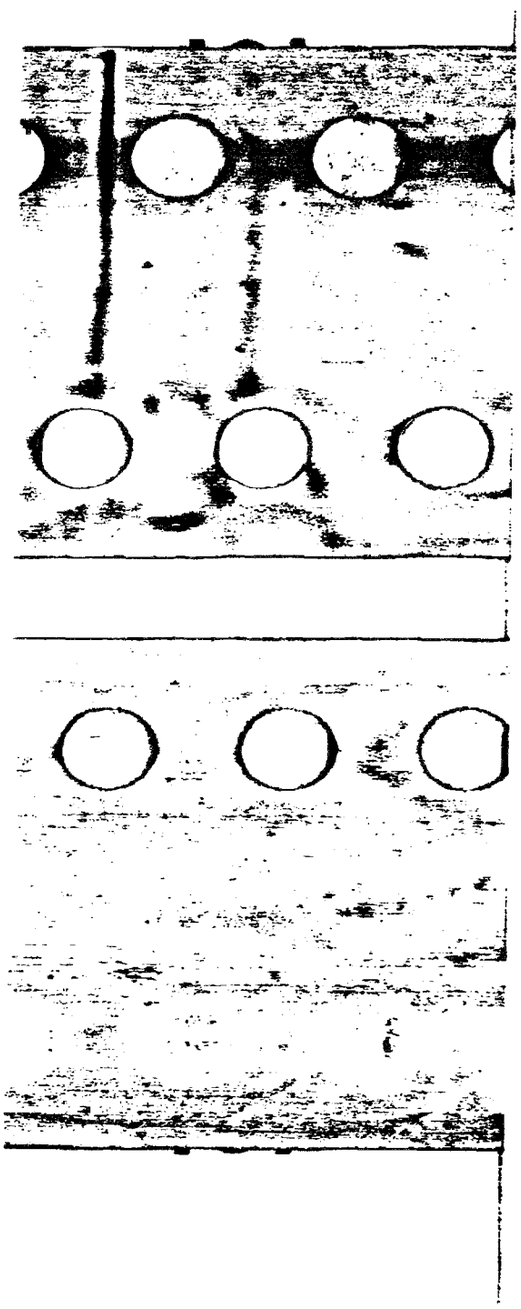
Notary Public

WARRANTY DEED

FROM JOYCE WIDICK BRICKA and husband, WILLIAM L. BRICKA

TO KENNETH C. LEONARD AND WIFE, SARA ANN LEONARD

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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 137500.00
CON TX 453.75
PRFEE 1.00
WDEED 6.00
TOTAL 460.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 460.75

06/21/91 01 09:32 0001 6335

24425.

IDENTIFICATION REFERENCE

JUN 21 9 31 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 433341