FORM NO. WD-1

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FILE BOX 9

*From unconfirmed information furnished by the parties

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,351.51

Betty K Bell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March 19 92

John V. Adams
Notary Public John V. Adams

MY COMMISSION EXPIRES 5/28/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney *
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty K. Bell (NAME)	Citicorp Mortgage (NAME)	Map 108-12
3259 Lakeford Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 790010 (STREET ADDRESS)	Parcel 90
Nashville, TN 37214 (CITY) (STATE) (P. O ZIP)	St. Louis, MO 63179-0010 (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, Gary Leonard and wife, Sonya Leonard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty K. Bell

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. 120-A on the plan of Zone Lot Division Lot 39, 40, 42, 118, 119 and 120, Section Four, East Lake Subdivision, of record in Book 6250, page 97, Register's Office for said County.

Said Lot No. 120-A fronts 56.74 feet on the westerly margin of Lakeford Drive and extends back 146.33 feet on the broken northerly line and 142.07 feet on the broken southerly line to a dead line in the rear, measuring 20.08 feet thereon.

Being the same property conveyed to Gary Leonard, unmarried, by deed from Scott Glenn Glasgow, unmarried, of record in Book 8357, page 307, said Register's Office.

This conveyance is made subject to: (a) Property Taxes for 1992 for which Grantee(s) will be responsible, (b) Restrictive convenants of record in Book 6250, page 97, said Register's Office and (c) Matters set forth on said plan.

Sonya Leonard joins in this conveyance for the sole purpose of conveying any marital interest she may have in subject property, if any.

As part of the consideration for this conveyance, Grantee(s) assume and agree to pay the remainder of the indebtedness evidenced by the note to which reference is made in the deed of trust recorded in Book 7413, page 482, said Register's Office (Citicorp Mortgage, Inc., #0008006069) according to the terms thereof, and Grantors hereby assign to Grantees the escrow account in connection therewith.

This is unimproved ( ) improved (X) property, known as 3259 Lakeford Drive (House Number) (Street) Nashville, TN 37214 (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 our hands this 20th day of March, 19 92

Gary Leonard
Gary Leonard

Sonya Leonard
Sonya Leonard

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Gary Leonard and wife, Sonya Leonard

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of March 19 92

Commission expires 5/28/95

John V. Adams
Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, 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 _____, 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

WARRANTY DEED

FROM
Gary Leonard and wife,
Sonya Leonard

TO
Betty K. Bell

8842 03/23 0101 03CHECK 174-98

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

IDENTIFI REFERENCE

MAR 23 8 27 AM 92

DAVIDSON COUNTY, TN

9.4.5.9.

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 45351.51
CON TX 167.98
PRFEE 1.00
WDEED 6.00
TOTAL 174.98
CHECK 174.98

03/23/92 01 08:27 0001 8842

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 4 4 5 9

IDENTIFICATION REFERENCE

MAR 23 8 27 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 513244