Boy 28

BOOK 8762 PAGE 299

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.

Affiant

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

Notary Public

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

NOTARY PUBLIC SMITH COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
CHARLES A. LEACH (NAME)	CHARLES A. LEACH (NAME)	104-8-136
2008 Maplemere Drive (STREET ADDRESS OR ROUTE NUMBER)	2008 Maplemere Drive (STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37215 (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, ROY CONWAY FLOWERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES A. LEACH

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 shown as Parcel 136 on the Revised Plan of Blakemore Associates, as of record in Book 8250, page 20, said Register's Office, described as follows:

Beginning at an iron pin at the intersection of the westerly right of way of 19th Avenue South with the northerly right of way of Blakemore Avenue;
THENCE, north 84 degrees 03 minutes 28 seconds West, 40.00 feet to an iron pin;
THENCE, north 05 degrees 51 minutes 38 seconds East, 32.00 feet to an iron pin,
THENCE, North 84 degrees 05 minutes 22 seconds West, 20.00 feet to an iron pin,
THENCE, North 05 degrees 54 minutes 38 seconds East, 107.96 feet to an concrete monument, in the southerly margin of a 15 foot wide alley;
THENCE, South 84 degrees 05 minutes 22 seconds east, 63.68 feet to an iron pin,
THENCE South 07 degrees 23 minutes 17 seconds West, 140.03 feet to the point of beginning, containing 0.18 acres, more or less.

BEING part of the same property conveyed to Roy Conway Flowers by deed from Justin T. Milam, as Successor Trustee, of record in Book 8737, page 243, Register's Office for Davidson County, Tennessee.

THE PROPERTY HEREIN DESCRIBED AND CONVEYED IN THIS INSTRUMENT IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR.

This conveyance is made subject to all matters on the Plan of record in Book 8250, page 20, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1900 19th Avenue, South (House Number) (Street) Nashville, TN (P. O. Address) 37212 (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 20th day of October, 19 92

Roy Conway Flowers
ROY CONWAY FLOWERS

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STATE OF TENNESSEE
Davidson County

Personally appeared befcre me, the undersigned, a Notary Public in and for said County and State, the within named Roy Conway Flowers

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of October, 1992.

Commission Expires 1/22/95

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ 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 _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

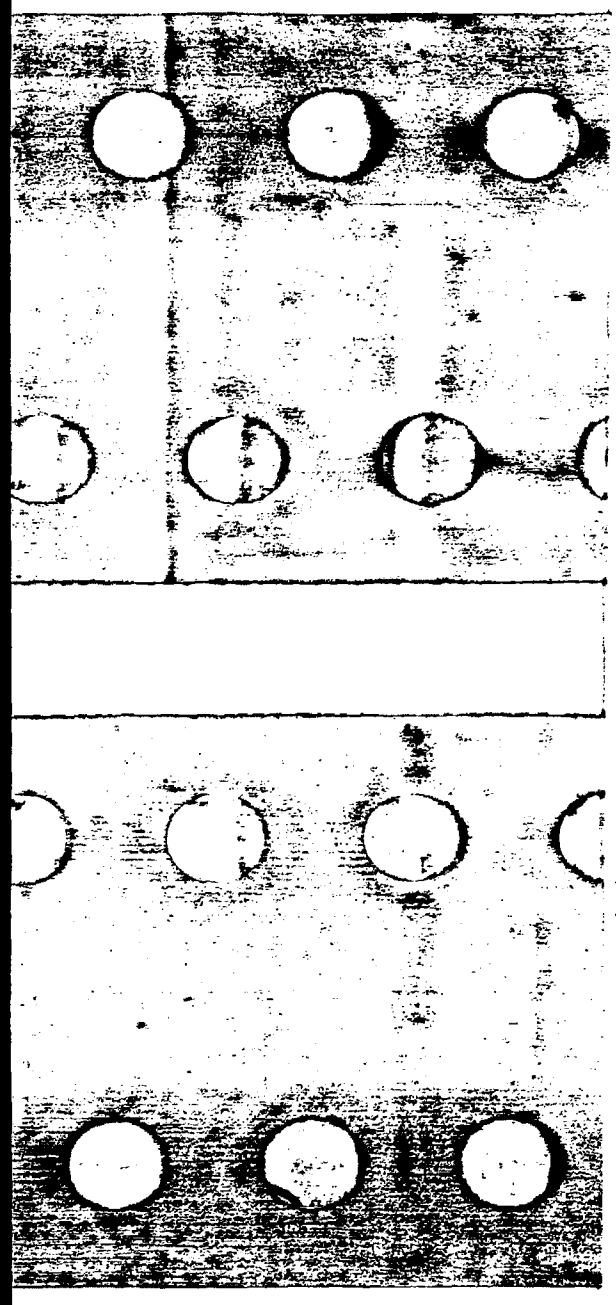
5 6 5 3 2

IDENTIFICATION REFERENCE

OCT 20 1 37 PM '92

ALEX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

2605 10/20 0101 03CHECK 323.50



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	85000.00
			CON TX	314.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	323.50
			CHECK	323.50
10/20/92	01	13:38	0001	2605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5'65 32

IDENTIFI REFERENCE

OCT 20 1 37 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 582068