FILE BOX 38 FIRST TITLE AND ESCROW COMPANY, INC.

WARRANTY DEED

BOOK 9013 PAGE 835

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

11699

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DENNIS CRAIG ROBERSON (NAME)	NEW OWNER (NAME)	71-8
2020 Shaw Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	327 and 328
Goodlettsville (CITY) TN (STATE) 37072 (P. O. ZIP)	(CITY) (STATE) (ZIP)	12DA44970/44975

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, KENNETH C. LEONARD AND WIFE, SARAH H. LEONARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENNIS CRAIG ROBERSON, unmarried,

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 Lots No. 4 and 5 on the Plan of Section Two Rawls Tract Subdivision, as of record in Plat Book 1424, page 84 amended by cancellation of easement of record in Book 3978, page 586, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth C. Leonard and wife, Sarah H. Leonard by deed from Jeffie W. Carr and wife, Betty Sue Carr of record in Book 5400, page 493, said Register's Office.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PORTION OF SAID PROPERTY TRANSFFERRED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, BY ORDER NO. 83C-484 IN THE 3RD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 27, 1983, AND RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to: (1) Taxes for 1993 which have been prorated and assumed by the Grantee; and (2) All matters appearing on the plan of record in Plat Book 1424, page 84 amended by cancellation of easement of record in Book 3978, page 586, Register's Office for Davidson County, Tennessee.

IDENTIF. ↑ REFERENCE

93 JUL 14 AM 10:41
FELIX Z. WILSCHII REGISTER
DAVIDSON COUNTY, TN.

3593 07/14 0101 03CHECK 323.50

unimproved ( )
This is improved (XX) property, known as 1907-1909 Jones Avenue, Nashville, Tennessee 37207

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 9th day of July, 19 93

Kenneth C. Leonard
KENNETH C. LEONARD

Sarah H. Leonard
SARAH H. LEONARD

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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, KENNETH C. LEONARD AND WIFE, SARAH H. LEONARD with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 9th day of July 19 93.

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 _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July 19 93

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

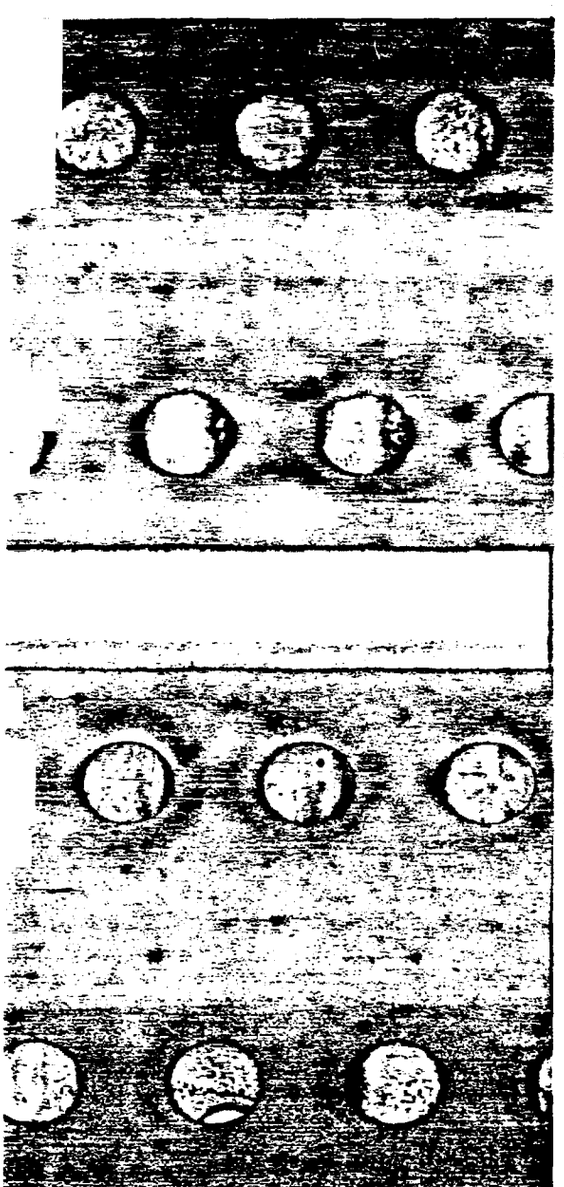
Notary Public

WARRANTY DEED

FROM KENNETH C. LEONARD AND WIFE, SARAH H. LEONARD

TO DENNIS CRAIG ROBERSON

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 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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/14/93 01 10:41 0001 3593

40786
IDENTIF. & REFERENCE

93 JUL 14 AM 10:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 674009