BOOK 9324 PAGE 266 File Box 29

STATE OF TENNESSEE
COUNTY OF Davidson

5018-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Sylvia R. Leins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 19 94

Dorothy S. Meadows
Notary Public

MY COMMISSION EXPIRES: 9-16-95

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Douglas Leins	BarclaysAmerican Mortgage Corp.	102-12-102
(NAME)	(NAME)	
708 Summerly Drive	5032 Plaza Blvd.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, Tn. 37205	Charlotte, NC 28217	
(CITY) (STATE) (P.O. ZIP)	(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, Rupert A. Francis and wife, Beverly A. Francis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Douglas Leins and wife, Sylvia R. Leins

HEREINAFTER CALLED THE GRANGEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 271 on the Plan of Hillwood Estates, Section 11, of record in Book 2663, Page 38, Register's Office for said County, to which plat reference is hereby made for a more detailed description.

BEING the same property conveyed to Rupert A. Francis and wife, Beverly A. Francis by deed from Stuart Speyer and wife, Shirley F. Speyer, filed of record in Book 8439, page 426, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Beverley A. Francis and Beverly A. Francis are one and the same person.

This is improved property known as 708 Summerly Drive, Nashville, Tn. 37205

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 their hand s this 22nd day of April, 19 94.

Rupert A. Francis

Beverley A. Francis

Beverly A. Francis

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

5018-M

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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

Rupert A. Francis and wife, Beverly A. Francis

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 22nd day of April, 19 94.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires 9-16-95

Dorothy S. Meadows
Notary Public

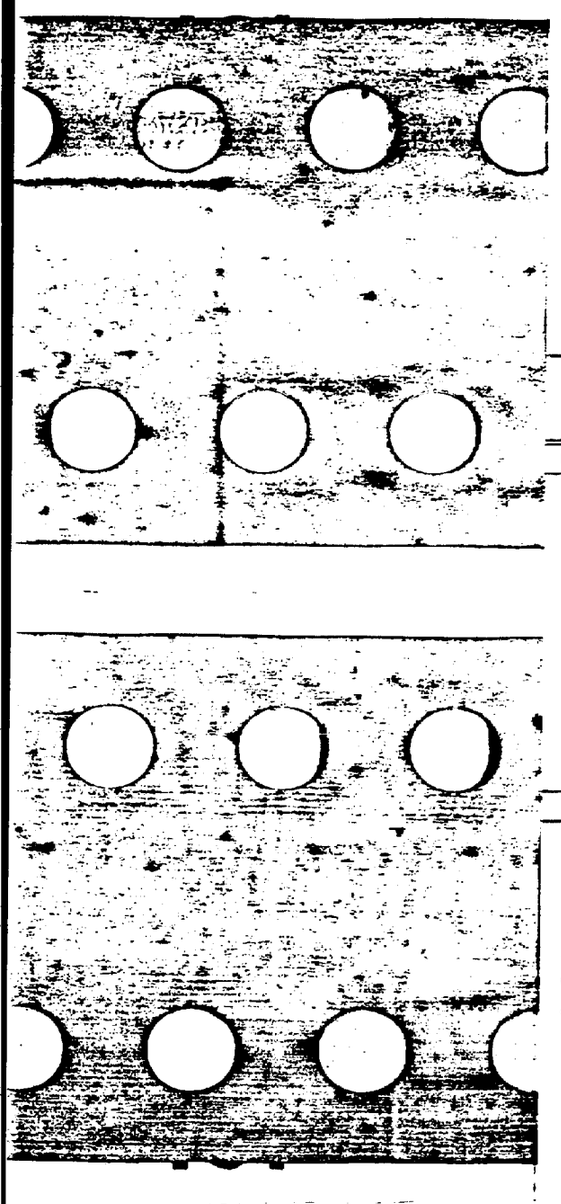
43267
IDENTIF. ↑ REFERENCE

94 APR 27 AM 9:36

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8626 04/27 0101 03CHECK 989.50

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	265000.00
			CON TX	950.50
			ERR:	CO
			CON TX	950.50-
			CON TX	980.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	989.50
			CHECK	989.50
04/27/94	01	09:37	0001	8626

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43267
IDENTIF. & REFERENCE

94 APR 27 AM 9:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 783750