STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $169,900.00.

Affiant

Subscribed and sworn to before me this 31st day of August, 1994.

Notary Public

My Commission Expires:

This instrument prepared by:
Wesley D. Turner
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

Address new owner:	Send Tax Bills To:	Map/Parcel Number
Judson P. Doherty and Frances T. Doherty 1499 Woodmont Blvd. Nashville, TN 37215	Leader Federal Bank for Savings P. O. Box 2926 Memphis, TN 38103	117-12-093 16DA 03325

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES R. LENT AND WIFE, SHIRLEY L. LENT**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JUDSON P. DOHERTY AND FRANCES T. DOHERTY**, hereinafter called the Grantees, their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 of Block "A" on the Plan of Galecrest No. 2, as of record in Book 843, page 30, Register's Office for said County.

Said Lot No. 12 fronts 75 feet on the southerly side of Woodmont Avenue and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to James R. Lent and wife, Shirley L. Lent by deed from Elbert Clayton Braddock, Jr., and wife, Jowain B. Braddock, of record in Book 4964, page 481, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1994 Taxes, a lien not yet due and payable which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 847, page 30, Register's Office for said County.

This is improved property known as 1499 Woodmont Blvd., Nashville, TN 37215.

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 31st day of August , 1994.

James R. Lent

Shirley L. Lent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES R. LENT**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of September, 1994.

Notary Public

My Commission Expires: 9-21-96

BETTY R. GRIMES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHIRLEY L. LENT**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31ST day of September, 1994.

Notary Public

My Commission Expires: 9-21-96

BETTY R. GRIMES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

86767
IDENTIF. & REFERENCE

94 AUG 31 PM 3:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3975 08/31 0101 03CHECK 637.63

0020646.01



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9452 PAGE 280

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	169900.00
			CON TX	628.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	637.63
			CHECK	637.63
08/31/94	01		15:54 0001	3975

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86767
IDENTIF. & REFERENCE

94 AUG 31 PM 3:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 830357