BOOK 9711 PG 535

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

E. Patricia Leonard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June 19 95

Notary Public

MY COMMISSION EXPIRES 12/21/96

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066 Mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
E. Patricia Leonard (NAME)	Freeman Webb Mortgage Corp. (NAME)	143-03-B-56CO
6941 Highland Park Drive (STREET ADDRESS OR ROUTE NUMBER)	545 Mainstream Drive, Suite 101 (STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37228 (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, Gayle S. Jones, now Gayle S. Gruca, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. Patricia Leonard, unmarried

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

(Continued)

See Attached Exhibit "A", incorporated by reference herein.

The signature of Gayle S. Gruca is signed by her duly appointed Attorney-in-Fact Tim Davis pursuant to the Power of Attorney recorded simultaneously herewith.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

This is unimproved ( ) improved (X) property, known as 6941 Highland Park Drive (House Number) (Street) Nashville, TN 37205 (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. Whenever 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(s) this 19th day of June, 19 95

Gayle S. Gruca by T. Davis
ATTORNEY-IN-FACT
Gayle S. Gruca

STATE OF TENNESSEE
COUNTY OF }

BOOK 9711 PG 536

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19_____.

Commission expires_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF }

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

and _____with whom I am personally acquainted and who
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) as such _____
(they)

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_____.

Commission expires_____ _____
Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

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 Tim Davis, Attorney-in-fact for Gayle S. Gruca, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledges that he is the Attorney-in-fact of the maker or a constituent of the maker, and is authorized by the maker or by the constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of June, 1995.

My Commission expires: 12/26/96

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

Exhibit "A"

BOOK 9711PG537

Enter legal description (continued)
Being a certain condominium apartment known as Unit No. 6941 in a Horizontal Property Regime which is located on the Plat of Phase Three, Harpeth Glen Condominium, as shown on plat of record in Book 4675, Page 64, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, easements, right and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over and through or upon the land embracing the regime and buildings thereon; all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed of record in Book 4546, page 658, amended by instrument in Book 4630, page 504, and further amended in Book 4775, page 384, Register's Office for Davidson County, Tennessee.

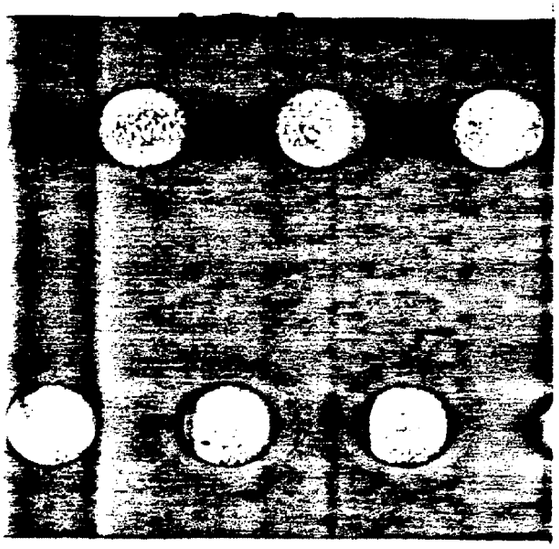
BEING the same property conveyed to Gayle S. Jones, now Gayle S. Gruca, unmarried, by Deed of Record in Book 5669, page 222, Register's Office for Davidson County, Tennessee.

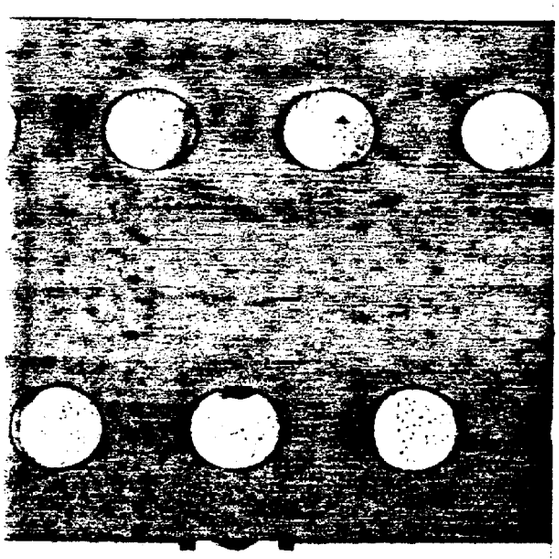
Gayle S. Jones and Gayle S. Gruca are one and the same person.

0073149
IDENTIF. & REFERENCE

95 JUN 26 AM 8:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4654 06/26 0101 03CHECK 301.60





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

RECEIVED OF _____

FOR _____

BOOK 9711 PG 538

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 78000.00
CON TX 288.60
PRFEE 1.00
WDEED 12.00
TOTAL 301.60
CHECK 301.60

06/26/95 01 08:49 0001 4654

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0073149
IDENTIF. ↑ REFERENCE

95 JUN 26 AM 8:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 923855