BOOK 9735 PG 876

00080693

95 JUL 20 PM 1:43

REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:

Susan R. Limor Mail
Attorney at Law
Suite 2727, The Tower
611 Commerce Street
Nashville, TN 37203
(615)742-1304

WARRANTY DEED

STATE OF TENNESSEE) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$80,927.84**.

Patricia J. Armes
Affiant

Subscribed and sworn to before me this 14th day of July 1995.

Notary Public
My Commission Expires: March 21, 1998

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel:**
Larry D. Armes Patricia J. Armes 2879 Lyncrest Drive Nashville, TN. 37214	Fleet Mortgage Group 11200 W. Parkland Ave. Milwaukee, WI. 53224	96-13-196

For and in consideration of the sum of Ten 00/100 Dollars ($10.00) cash in hand paid by **LARRY D. ARMES and wife, PATRICIA J. ARMES**, hereinafter the "Grantees", and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TONY M. LEONARD and wife, DANA E. LEONARD**, hereinafter the "Grantors", have this day bargained and sold and do hereby transfer and convey unto the said **LARRY D. ARMES and wife, PATRICIA J. ARMES**, certain real estate located in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lot No. 20, on the Plan of Happy Acres, as of record in Plat Book 5190, Page 719, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tony M. Leonard and wife, Dana E. Leonard, by deed from Jeffry R. Atkins, by deed of record in Book 8169, page 422, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 7120, page 423, Register's Office for Davidson County, Tennessee, which the Grantees herein and hereby assume and agree to pay.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs, and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the said is unencumbered except for the **Deed of Trust of record in Book 7120, page 423, Register's Office for Davidson County, Tennessee**.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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 this 14 day of July, 1995.

Tony M. Leonard
Tony M. Leonard

Dana E. Leonard
Dana E. Leonard

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

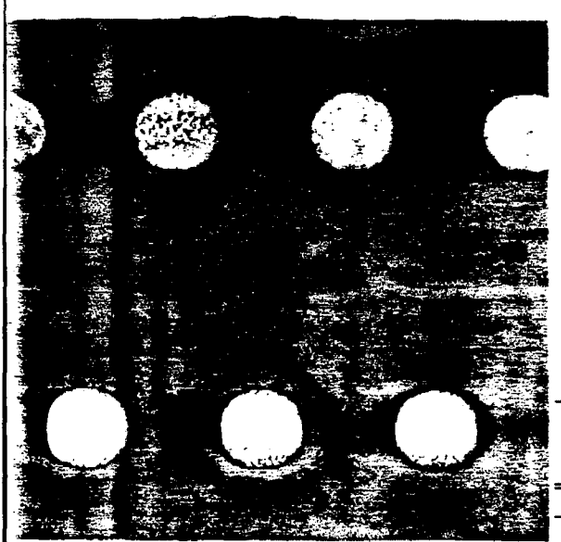
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within-named Tony M. Leonard and wife, Dana E. Leonard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

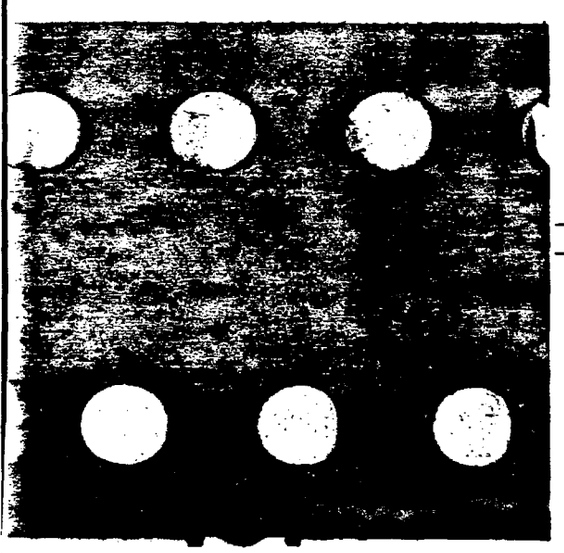
WITNESS my hand and official seal at Davidson, Tennessee, this 14th day of July, 1995.

Notary Public

My Commission Expires: March 21, 1998

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.





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

RECEIVED OF _____

FOR _____

BOOK 9735 PG 878

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

DAMT 30927.34
CON TX 299.33
PRFEE 1.00
WDEED 8.00
TOTAL 308.33
CHECK 308.33

07/20/95 01 13:43 0001 2950

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0080693
IDENTIF. & REFERENCE

95 JUL 20 PM 1:43
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 932038