This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9850 PG 928

ADDRESS NEW OWNER:
William F. Leahy III, Evon Leahy, and Evon K. Leahy
5027 Chaffin Dr.
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Countrywide Funding Corporation
718 Thompson Lane, Suite 105
Nashville, Tennessee 37204

MAP AND PARCEL:
MAP 155-16
GROUP
PARCEL 20

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Henry Norman Pace and wife, Natalie J. Pace, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William F. Leahy III and wife, Evon Leahy, 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:

> Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Pasquo Park Subdivision, Section I, as of record in Book 3600, page 53, Register's Office for Davidson County, Tennessee.
>
> Beginning in the south margin of Chaffin Drive at the corner of Lots 40 and 41; thence west with said Drive, 193.8 feet to a monument; thence around a curve in a southwesterly direction 39.3 feet to a monument in the east margin of Moss Road; thence south with said Road, 112.1 feet to a monument; thence leaving said Road, easterly 242.2 feet to a monument at the corner of Lots 40 and 41; thence north along the line of said Lots, 200 feet to the beginning.
>
> Being the same property conveyed to Henry Norman Pace and wife, Natalie J. Pace by deed from H. E. Pace and wife, Leigh V. Pace, as of record in Book 7521, page 632, Register's Office for Davidson County, Tennessee.

This is improved property known as 5027 Chaffin Dr., Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1996 taxes and subsequent years taxes thereafter.
2. Restrictive Covenants contained in an instrument of record in Book 3769, page 294, as amended in Book 3870, page 11, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

3. Subject to all matter shown on the Plan of record in Book 3600, page 53, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William F. Leahy III and wife, Evon Leahy, their heirs and assigns, forever; and we, Henry Norman Pace and wife, Natalie J. Pace, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9850 PG 929

Witness our hands this the 31st day of October, 1995.

Henry Norman Pace

Natalie J. Pace

4866 11/06 0101 03CHECK 401.20

SOUTH CAROLINA
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~)
GREENVILLE

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Henry Norman Pace and wife, Natalie J. Pace, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at ~~Nashville, Tennessee~~ Greenville, South Carolina, this the 31st day of October, 1995.

NOTARY PUBLIC

My Commission Expires: Nov 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 106,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of October, 1995.

NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

95 NOV -6 AM 9:50
FELIX E. DELAHEY, REGISTER
DAVIDSON COUNTY, TN

01197132



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9850 PG 930

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	
	106000.00
CON TX	392.20
PRFEE	1.00
WDEED	8.00
TOTAL	401.20
CHECK	401.20

11/06/95 01 09:51 0001 4866

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



011732

95 NOV -6 AM 9:50

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 973483