STATE OF TENNESSEE
COUNTY OF DAVIDSON

95-1330

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 19 95.

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/23/98

BOOK 9876 PG 1

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene Martin Daniels	Southeastern Mortgage of Tennessee	73-6
(NAME)	(NAME)	
3818 Moss Rose Drive	565 Marriott Drive, Suite 250	28
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37216	Nashville, TN 37214	15DZ 35935
(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, Tami R. Leonardo and wife, Phyllis B. Leonardo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene Martin Daniels, 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:

See exhibit A attached hereto and made a part hereof.

0128149 IDENTIF. ↑ REFERENCE

95 DEC -4 AM 9:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4030 12/04 0101 03CHECK $42.00

This is improved property known as 3818 Moss Rose Drive, Nashville, TN 37216

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 30th day of November, 19 95.

Tami R. Leonardo

Phyllis B. Leonardo

95-1330

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Tami R. Leonardo the within named bargainor, a corporation, and that (he / they) as such _____ 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 be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 30th day of November, 19 95.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named Tami R. Leonardo and wife, Phyllis B. Leonardo 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 instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 30th day of November, 19 95.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

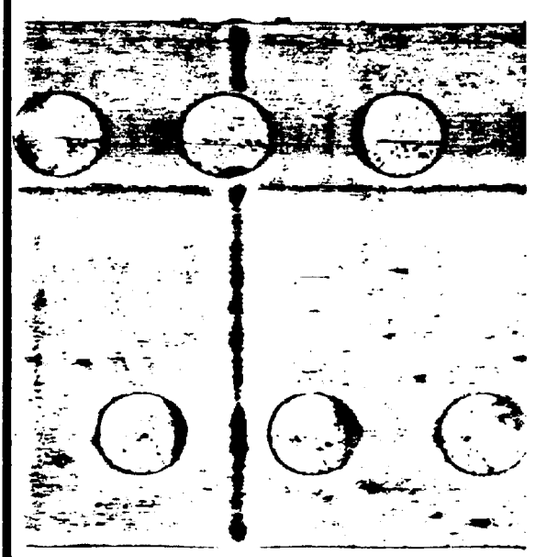
File No.: 95-1330

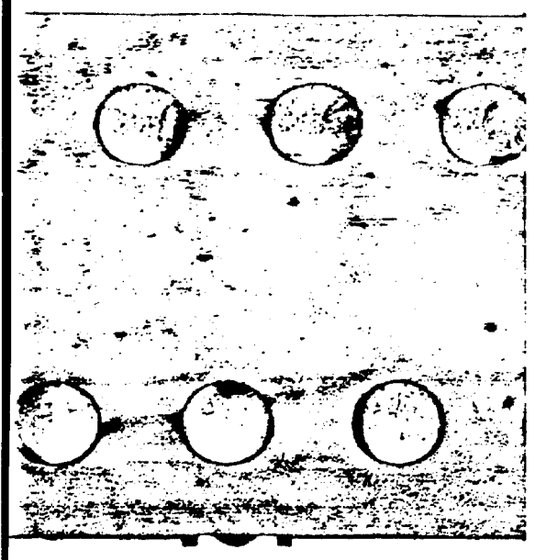
ATTACHMENT

Being Lot No. 5 on the Plan of Riverwood Lake Subdivision of the northeast part of Cooper Lands, of record in Book 974, page 44, said Register's Office, and described according to a September 3, 1981, survey by John B. Kohl, III, Tennessee Registered Land Surveyor No. 100 as follows:

Beginning at a point in the centerline of Moss Rose Drive at the common front corner of Lots No. 4 & 5; thence with said centerline, southeasterly 100 feet to a point; thence, leaving the centerline of said Drive, northeasterly 205 feet to the edge of a bluff; thence, continuing northeasterly 125 feet to the low water mark of the Cumberland River; thence, with said low water mark, northwesterly 100 feet, more or less, to common rear corners of Lots No. 4 & 5; thence leaving the low water mark of the Cumberland River, southwesterly 135 feet to the edge of the bluff; thence, continuing, southwesterly 220 feet to the point of beginning.

BEING the same property conveyed to Tami R. Leonardo and wife, Phyllis B. Leonardo by deed from Michael Stuart Spence and wife, Ramona Eckert Spence, filed of record in Book 7510, page 378, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9876 PG 4

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 170000.00

CON TX 629.00

PRFEE 1.00

WDEED 12.00

TOTAL 642.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 642.00

12/04/95 01 09:48 0001 4030

0128149

IDENTIF. ← REFERENCE

95 DEC -4 AM 9:46

FELIX Z. WILSON II REGISTER

DAVIDSON COUNTY, TN.

No. 982529