WARRANTY DEED

BOOK 9934 PG 88

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000.00

Lillian Leonard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 1996.

Frank E. Lee
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-24-98

THIS INSTRUMENT PREPARED BY: (Upon information provided by Grantor and Grantees)
Frank E. Lee, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARC.
Eddie Vanderpool, et ux	Same	91-2-21
6219 New York Ave.		12W25275
Nashville, TN 37209		

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, I, **LILLIAN MABLE REDMOND LEONARD**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDDIE VANDERPOOL** AND WIFE, **FRANCES LEONARD VANDERPOOL**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the easterly 35 feet of Lot No. 18 of Block 21, on the Plan of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for said County.

SAID part of Lot No. 18 fronts 35 feet on the southerly side of New York Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lillian Mable Redmond Leonard, unmarried, by deed from R. T. Redmond and wife, Evonne Redmond, of record in Book 4307, Page 134, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is improved property known as **6217-A New York Avenue, Nashville, TN 37209.**

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 my hand this 31 day of January, 1996.

Lillian Mable Redmond Leonard

LILLIAN MABLE REDMOND LEONARD - SELLER

[redacted]

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 9934 PG 89

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lillian Mable Redmond Leonard**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1996.

Frank E. Lee
NOTARY PUBLIC

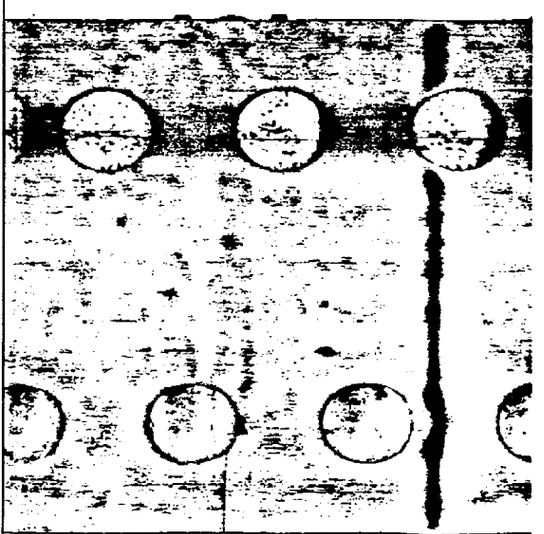
My commission expires: 1-24-98

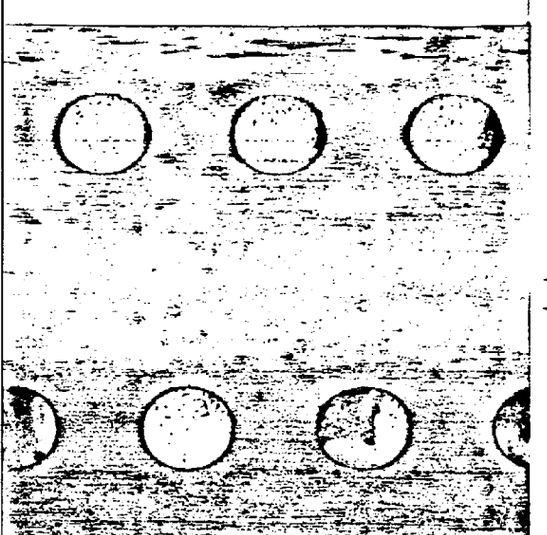
FRANK E. LEE NOTARY PUBLIC

0145986
IDENTIF. & REFERENCE

96 FEB -1 AM 9:23
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

3317 02/01 0101 03CHECK 20.10





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

RECEIVED OF _____

FOR _____

BOOK 9934 PG 90

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	3000.00
CON TX	11.10
PRFEE	1.00
WDEED	8.00
TOTAL	20.10
CHECK	20.10

02/01/96 01 09:24 0001 3319

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0145986
IDENTIF. # REFERENCE

96 FEB -1 AM 9:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001561