BOOK 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES May 25, 1996
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

P.B. 10074 PG 161

**THIS INSTRUMENT WAS PREPARED BY**

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Leonard G. Leslie (NAME) | Pacific Southwest Bank (NAME) | MAP 91-5 #10 |
| 651 James Avenue (ADDRESS) | 4144 N. Central Expwy. Suite 160 (ADDRESS) | |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | Dallas, Texas 75204 (CITY) (STATE) (ZIP) | |

FOR AND 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, James T. Jackson and wife, Patsy A. Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard G. Leslie, 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:

Being the southeasterly part of lot No. 2 on a plat of the re-subdivision of Lots Nos. 34, 35, 36, 37 and 38 of a subdivision of Lots Nos. 41 and 43, West Nashville Annex as of record in Book 547, page 40, said Register's Office, described as follows:

Beginning at a point on the northwesterly margin of James, or 22nd Street, at the southeast corner of a part of Lot No. 2 conveyed to Buford Morgan and wife, by deed from John Overby and wife, of record in Book 2146, page 190, Register's Office; thence with the northwesterly margin of said Street, southwestwardly 58 feet 3 inches to the northeasterly margin of a 10 foot alley; thence with alley northwestwardly 110 feet to the common corner of Lots Nos. 2 and 5 on said plat; thence with the line between said Lots Nos. 2 and 5, northeastwardly 41 feet 9 inches to the southwest corner of said Morgan property; thence with Morgan's line, southeastwardly 140 feet more or less, to the beginning.

Being the same property conveyed to James T. Jackson and wife, Patsy A. Jackson by deed from Clarence W. Fitzgerald and wife, Beulah M. Fitzgerald of record in Book 5783, page 5, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved ( X ) property, known as 651 James Avenue, Nashville, TN 37209
(House Number) (Street) (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. 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 our hand S this 30th day of May 19 96

James T. Jackson

Patsy A. Jackson

BOX 15

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 James T. Jackson and wife, Patsy A. Jackson

the bargainor S, 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 Nashville, Tennessee, this 30th day of May 19 96.

Commission expires May 25, 1996

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 upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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_____.

My commission expires _____

Notary Public

BOOK 10074 PG 162



Warranty Deed from James T. Jackson and wife, Patsy A. Jackson, to Leonard G. Leslie.

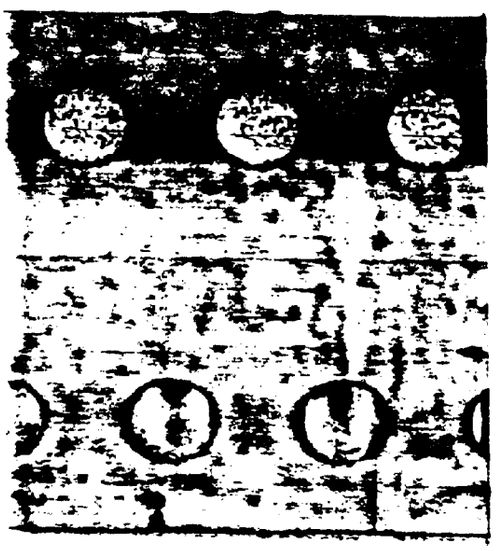
Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

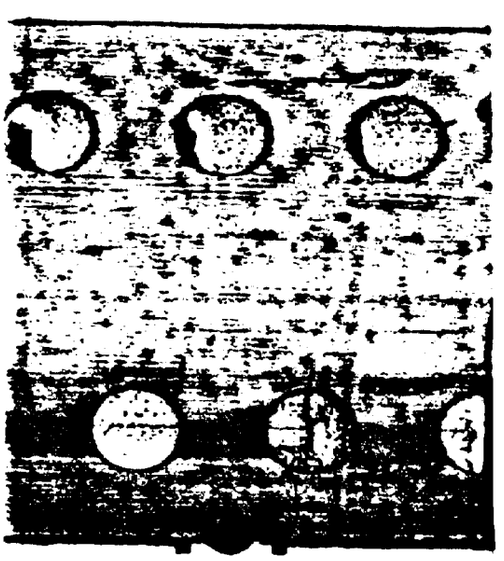
7309 06/04 2101 03CHECK 205.10

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.
96 JUN -4 PM 4:06

IDENTIF. # REFERENCE
0188909

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





RECEIVED OF _____

FOR _____

BOOK 10074 PG 163

| | | |
|---|---|---|
| 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 [illegible] |
| TD TRUST DEED | | PRFEE PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 53000.00
CON TX 196.10
PRFEE 1.00
MISC 8.00
TOTAL 205.10
CHECK 205.10

06/04/96 01 16:09 0001 9309

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188909
IDENTIF. # REFERENCE

96 JUN -4 PM 4:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1047184