0209121

IDENTIF. ↑ REFERENCE

BOOK 10138 PG 473

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

96 JUL 31 AM 8:55 3CHECK 144.79

FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Frederick Leonard and Meryle Joy Leonard
414 Hart Avenue
Nashville, Tennessee 37206

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 82-8
PARCEL 220
19W-16130

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, Arthur L. Sawyers and wife, Louise Davis Sawyers hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Frederick Leonard and wife, Meryle Joy Leonard, as tenants by the entirety, 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 Lot No. 7, on the Plan of Leek Subdivision of the Arthur Tract, of record in Plat Book 547, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Arthur L. Sawyers and wife, Louise Davis Sawyers, by deed from Fred Anderson Davis et al of record in Book 5322, Page 210, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.
Taxes for 1996 have been pro-rated and assumed by Grantee(s).
Helen Louise Davis Sawyers, Louise Davis Sawyers and Helen L. Sawyers is one and the same person.

This is improved property known as 414 Hart Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frederick Leonard and wife, Meryle Joy Leonard, their heirs and assigns, forever; and we, Arthur L. Sawyers and wife, Louise Davis Sawyers 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 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.

Witness our hands this the 29th day of July, 1996.

Arthur L. Sawyers

Louise Davis Sawyers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Arthur L. Sawyers and wife, Louise Davis Sawyers 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, this the 29th day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

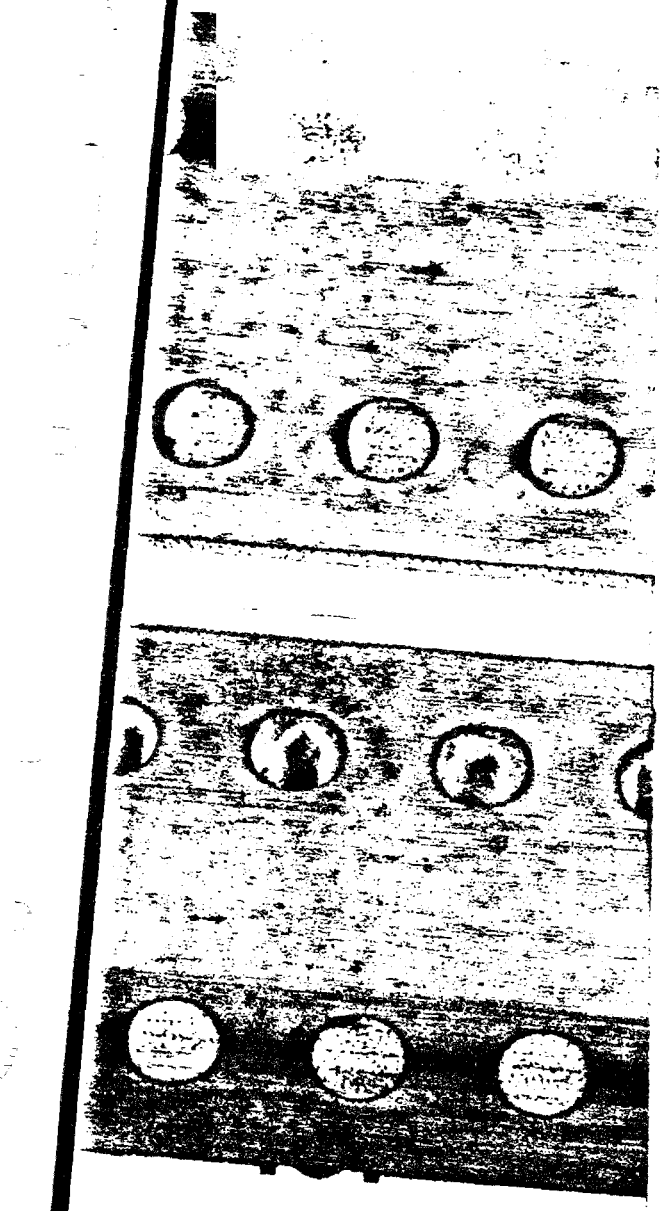
The actual value or consideration, whichever is greater, for this transfer is $ 36,700.00.

AFFIANT

Subscribed and sworn to before me this 29th day of July, 1996.

NOTARY PUBLIC
My Commission Expires: 3/22/97

NOTARY PUBLIC FLOYD AT LARGE



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

RECEIVED OF _____

FOR _____

BOOK 10138 PG 475

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 36700.00
				CON TX 135.79
				PRFEE 1.00
				WDEED 8.00
				TOTAL 144.79
				CHECK 144.79
07/31/96	01		09:57 0001	1223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209121
IDENTIF. ↑ REFERENCE

96 JUL 31 AM 9:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1068814