0217714

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 AUG 23 PM 2:56

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (jh) Title No: 38125
Dav. Co. File: Box 8

BOOK 10166 PG 237

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Barton W. Leonard 314 Greenway Avenue Nashville, TN 37205	Nashville Bank of Commerce 218 20th Avenue North Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 104-05-345

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sharon S. Bates, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barton W. Leonard, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 281 on the plan of Richland Realty Co.'s First Addition to Subdivision "B" of record in Book 332, page 174, Register's Office for said County.

SAID Lot No. 281 fronts 50 feet on the easterly margin of Greenway Ave. and extends back between parallel lines 193.0 feet to an alley.

BEING the same property conveyed to Sharon S. Bates by quitclaim deed from Billie Jean Tune, Trustee, of record in Book 7340, page 153, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 314 Greenway Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's

heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of August, 1996.

Sharon S. Bates

Sharon S. Bates

BOOK 10166 PG 238

State of Tennessee
County of Davidson

On this 20th day of August, 1996, before me the undersigned authority, personally appeared **Sharon S. Bates**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 182000.00

Affiant

Sworn and subscribed before me on the 20th day of August, 1996.

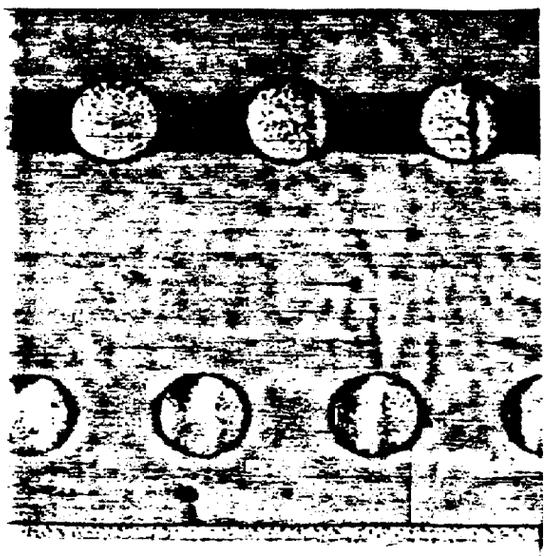
Notary Public

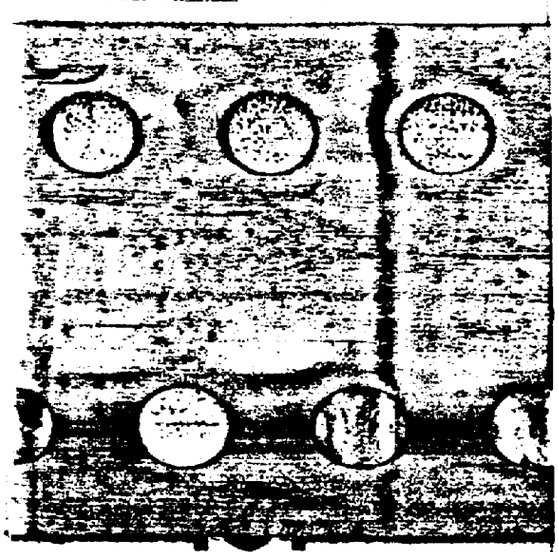
My Commission Expires: _____

CHRISTY WILKINS VEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

0395 08/23 0101 03CHECK 682.40





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

RECEIVED OF _____

FOR _____

BOOK 10166 PG 239

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	
				182000.00
			CON TX	673.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	682.40
			CHECK	682.40
08/23/96	01		15:01 0001	0395

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02117714
IDENTIF. & REFERENCE

96 AUG 23 PM 2:56

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1022692