0219107 39-B

BOOK 10170 PG 705 IDENTIF. ↑ REFERENCE

THIS INSTRUMENT PREPARED BY:
CAROLYN E. UNDERWOOD, ATTORNEY
Post Office Box 190632
Nashville, Tennessee 37219-0632

96 AUG 28 PM 3:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

ADDRESS NEW OWNER AS:	**PARTY RESPONSIBLE FOR TAXES:**	**MAP-PARCEL NO.**
JAMES L. VASSAR et ux., **DELILA K. VASSAR** 686 Harding Place Nashville, TN 37211	Leader Federal Bank 158 Madison Ave. Memphis, TN 38103	146-4-25

FOR AND IN CONSIDERATION of **Ten Dollars ($10.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **JOSEPH L. NAVE, JR. and wife, LINDA G. NAVE**, (herein "Grantors") do hereby transfer and convey unto **JAMES L. VASSAR and wife, DELILA K. VASSAR,** (herein "Grantees"), their heirs and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 492 on the Plan of Section six Caldwell Hall, of record in Book 2900, page 148, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 492 fronts 80 feet on the northeasterly margin of Harding Place and extends back 169.7 feet on the northwesterly line and 175.4 feet on the southeasterly line to a deed line in the rear, measuring 91.15 feet thereon.
>
> BEING the same property conveyed to Joseph L. Nave, Jr. and wife, Linda G. Nave by deed from Joe D. Corlew and wife, Sarah M. Corlew of record in Book 6692, page 477, Register's Office for Davidson County, Tennessee.

This is improved real property known as **686 Harding Place, Nashville, TN 37211.**

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said **JAMES L. VASSAR and wife, DELILA K. VASSAR,** their heirs and assigns forever.

The undersigned covenant with the said **JAMES L. VASSAR and wife, DELILA K. VASSAR,** that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except:

1. Real property taxes for 1996 prorated to date of closing and assumed by the Grantees.

2. Restrictive covenants contained in an instrument of record in Book 3221, page 6, as amended in Book 3251, page 543, Register's Office for Davidson County, Tennessee.

3. The Plan of Record in Plat Book 2900, page 148, shows a 50-foot minimum setback line from Harding Place, a 10-foot easement for public utility purposes

along the rear, easterly and westerly line(s) of said lot.

Except as set forth above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said **JAMES L. VASSAR and wife, DELILA K. VASSAR,** their heirs and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 27th day of August, 1996.

Joseph L Nave, Jr.
JOSEPH L. NAVE, JR.

Linda G. Nave
LINDA G. NAVE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kenneth M. Ballew a Notary Public in and for said State and County, the within named **JOSEPH L. NAVE, JR. and wife, LINDA G. NAVE**, 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 Nashville, Tennessee this 27th day of August, 1996.

Notary Public

My Commission Expires: 11-22-97

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $137,900.00.

James L. Vassar
AFFIANT

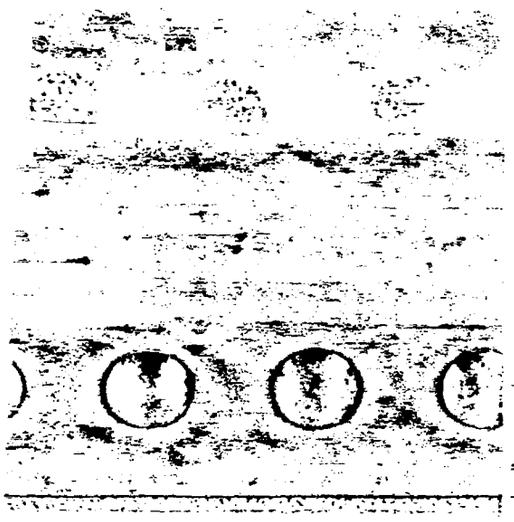
Sworn to and subscribed before me, this 27th day of August, 1996.

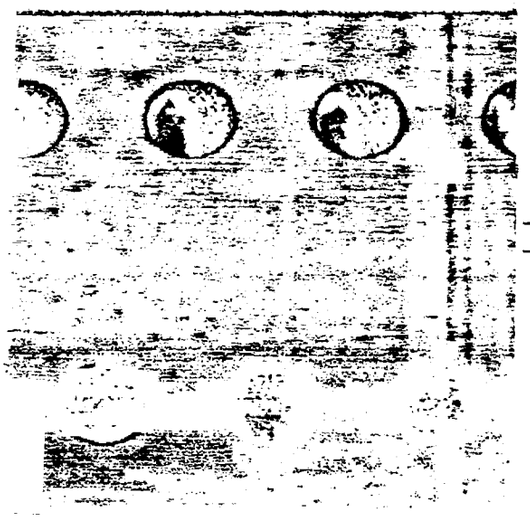
Notary Public

My Commission Expires: 11-22-97

File No. 1488

1913 08/28 0101 03CHECK 519.23





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

RECEIVED OF _____

FOR _____

BOOK 10170 PG 707

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	
				137900.00
			CON TX	510.23
			PRFEE	1.00
			WDEED	8.00
			TOTAL	519.23
			CHECK	519.23
08/28/96	01		15:26 0001	1913

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0219107
IDENTIF. ↑ REFERENCE

96 AUG 28 PM 3:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1024444