Box 38

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 10313 PG 795

Address New Owner(s):	Send Tax Bills to	Map and Parcel:
Keith Leonard 1403 Fourth Avenue, South Nashville, TN 37210	New Owner	105-7-422

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KENNETH C. LEONARD** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KEITH LEONARD** ("Grantee"), his heirs and assigns, all those tracts or parcels of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1403 Fourth Avenue South, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Sara Ann Leonard, wife of Kenneth C. Leonard, hereby joins in the execution of this instrument to convey any interest she may have in this property by virtue of her marriage to Kenneth C. Leonard.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of December, 1996.

Kenneth C. Leonard
KENNETH C. LEONARD

Sara Ann Leonard
SARA ANN LEONARD

97 JAN -7 PM 4:11
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIFICATION/REFERENCE
026344

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth C. Leonard, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of December, 1996.

Notary Public

My Commission Expires: 11-28-98

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sara Ann Leonard, 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, at office, this 23rd day of December, 1996.

Notary Public

My Commission Expires: 11-28-98

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me,
this 23rd day of December, 1996.

Notary Public

My Commission Expires: 11-28-98

86220

PROPERTY DESCRIPTION BOOK 10313 PG 797

Tract No. 1:

Being Lot No. 4 and the northerly 10 feet of Lot No. 3 on the Plan of B. F. Brown's Subdivision of the Rains Spring Tract, as shown of record in Book 57, page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 and the northerly part of Lot No. 3 front together 60 feet on the westerly side of Fourth Avenue South, as widened, formerly Nolensville Turnpike, and run back 51-1/2 feet, more or less, on the northerly line, with the southerly margin of an alley and 74.8 feet, more or less, on the southerly line to an alley in the rear measuring 60 feet, more or less, on said rear alley.

Tract No. 2:

Being the southerly 40 feet of Lot No. 3 on the B. F. Brown's Plan of Rains Spring Tract as shown of record in Book 57, page 115, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 40 feet on the westerly side of Fourth Avenue, South, as widened and extends back 67 feet, more or less, on the northerly line and 86 feet on the southerly line to an alley, measuring 40 feet thereon.

Tract No. 3:

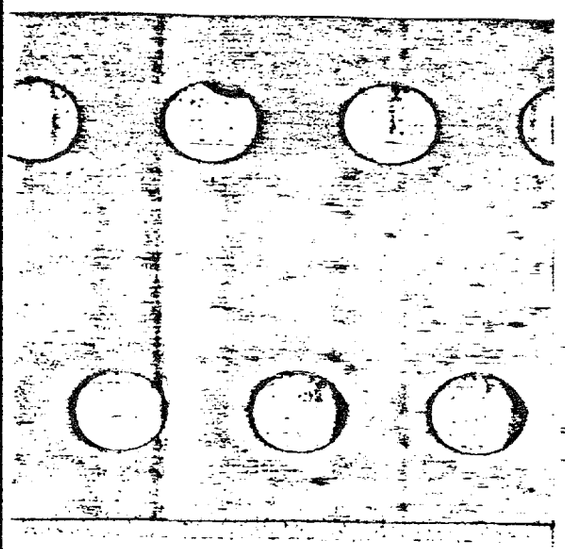
Land in Davidson County, Tennessee, being part of Lot No. 2 in the B. F. Brown's Subdivision of the Rains Spring Property, a Plan of which is of record in Book 57, page 115, Register's Office for Davidson County, Tennessee.

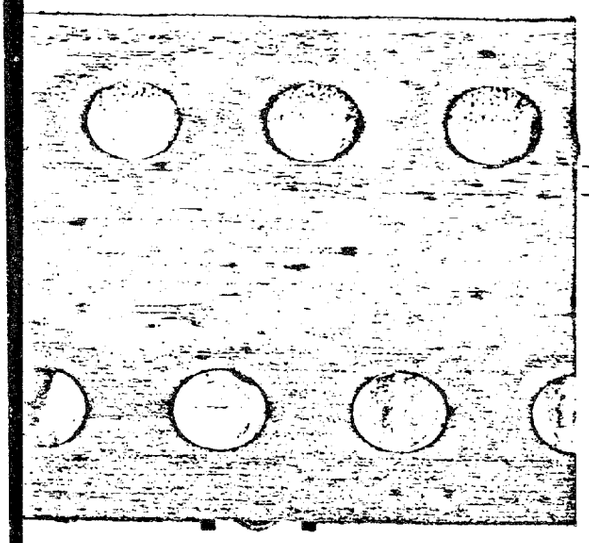
Said part of Lot No. 2 fronts 50 feet on the westerly side of Nolensville Pike or Fourth Avenue, South as widened and extends back 86 feet, more or less, on the North line and 106 feet, more or less, on the South line to a 16-foot alley.

Being the same property conveyed to Kenneth C. Leonard by deed from Linda Gail Coursey Carter and Becky Elaine Coursey Beasley, Co-Administratrices Cum Testamento Annexo of the Estate of Virginia Mai Coursey, Deceased, of record in Book 7581, page 417, Register's Office for Davidson County, Tennessee.

1. Taxes for 1996, which have been assumed by the Grantee.

2890 01/07 0101 03CHECK 479.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10313 PG 799

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 125000.00
				CON TX 462.50
				PRFEE 1.00
				WDEED 16.00
				TOTAL 479.50
				CHECK 479.50
01/07/97	01			16:14 0001 2890

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

026234 IDENTIFICATION REFERENCE

97 JAN -7 PM 4:11

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1105423