BOOK 10337 PG 495

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia Ann Gollnitz	Capital Bank & Trust	MAP 42-15
(NAME)	(NAME)	
127 South Graycroft Avenue	1820 West End Avenue	PARCEL 16
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Nashville, TN 37203	11D-18515
(CITY) (STATE) (ZIP)	(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, Keith Leonard and wife, Shirelle L. Leonard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia Ann Gollnitz, 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:

LAND in the 11th Civil District of Davidson County, Tennessee, being part of an unrecorded tract shown on the Plan of Marthonna Subdivision, described as follows: Beginning on the easterly margin of Graycroft Road at the northwest corner of the property conveyed to Olga W. Davidson by deed from John A. Melford, Trustee, of record in Book 2453, page 439, Register's Office for Davidson County, Tennessee; thence with Davidson's and Lawrence's northerly line, South 88° 17' East 266.7 feet to the westerly line of Block "C" on the Map of Marthonna; thence with the westerly line of said Block, North 1° 48' East 101.1 feet; thence North 88° 17' West 268.4 feet to the easterly margin of Graycroft Road; thence with said Road, South 2° 10' East 40.7 feet, continuing with said Road, South 2° 42' West 60.5 feet to the beginning.

INCLUDED in the above description, but expressly EXCLUDED therefrom is property conveyed by Final Order Third Circuit Court of Davidson County, Tennessee, Number 88C-3448 to Metropolitan Government of Nashville and Davidson County, from Keith Leonard and wife, Shirelle L. Leonard, of record in Book 8463, Page 429, Register's Office for Davidson County, Tennessee as follows:

Temporary Construction Easement

Being a 5 foot wide strip of land lying adjacent to, parallel, and on the east side of the existing right-of-way line of South Graycroft Avenue for a distance of 101 feet and containing therein a area of 505 square feet.

Being part of the same property conveyed to Keith Leonard and wife, Shirelle L. Leonard by deed from Miller L. Bloodworth and wife, Geneva E. Bloodworth, of record in Book 6828, Page 86, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 127 South Graycroft Avenue, Madison, Tennessee 37115
(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 January 19 97

Keith Leonard

Shirelle L. Leonard

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Leonard and wife, Shirelle L. Leonard

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 Goodlettsville, Tennessee, this 30th day of January, 19 97.

Commission expires 11-27-99

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_____.

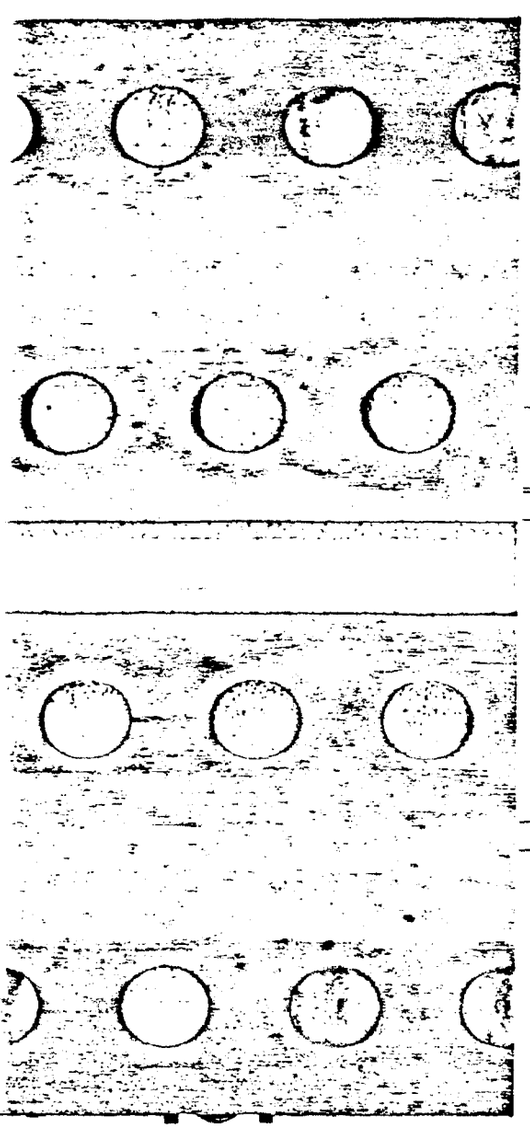
My commission expires _____

Notary Public

02699494
IDENTIFICATION REFERENCE

97 FEB -3 PM 1:48
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2487 02/03 0101 03CHECK 382.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10337 PG 497

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 101000.00
CON TX 373.70
PRFEE 1.00
WDEED 8.00
TOTAL 382.70
CHECK 382.70

02/03/97 01 13:49 0001 2487

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02694 94
IDENTIFICATION REFERENCE

97 FEB -3 PM 1:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1113008