WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10381 PG 507
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 19 97.

Notary Public

MY COMMISSION EXPIRES: 1-26-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathon C. Palmer (NAME)	The Leader Mortgage Company (NAME)	MAP 147-2
4860 Lynn Drive (ADDRESS)	1015 Euclid Avenue (ADDRESS)	PARCEL 36
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Cleveland, Ohio 44115 (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, Linda L. Colby, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathon C. Palmer and wife, Alice Jane Palmer

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 Davidson County, Tennessee, being Lot No. 71 on the Plan of Elysian Park, of record in Book 2331, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda L. Colby by deed from Arling D. Eaton and wife, Candice E. Eaton, of record in Book 7393, page 472, said Register's Office, and by Deed of Correction of record in Book 7527, page 733, said Register's Office.

This conveyance is subject to (a) 1997 real property taxes which have been assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2331, page 32, said Register's Office; and (c) restrictive covenants contained in instrument of record in Book 2435, page 360, said Register's Office.

Subject to a certain Deed of Trust now in favor of The Leader Mortgage Company recorded in Book 6897, page 339, Register's Office for Davidson County, Tennessee. The unpaid balance of which Grantees assume and agree to pay as part of the consideration herein; the Grantees also hereby assume the obligation of Linda L. Colby under the terms of the instruments creating the

CONTINUED

unimproved ( )
This is improved (X) property, known as 4860 Lynn Drive, Nashville, Tennessee 37211
(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 my hand this 14th day of March 19 97

Linda L. Colby

Linda L. Colby

loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guarantee or insurance of the indebtedness above mentioned.

BOOK 10381 PG 509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda L. Colby, unmarried

the bargainor 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 and official seal at Nashville, Tennessee, this 14th day of March, 19 97.

Commission expires 7-22-97

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

0283401
IDENTIFICATION REFERENCE

97 MAR 17 AM 10:00
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7516 03/17 0101 03CHECK 329.25



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

RECEIVED OF _____

FOR _____

BOOK 10381 PG 510

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 85500.00
CON TX 316.35
PRFEE 1.00
WDEED 12.00
TOTAL 329.35
CHECK 329.35

03/17/97 01 09:59 0001 7516

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0283401
IDENTIF. ↑ REFERENCE

97 MAR 17 AM 10:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1127853