BOOK 10404 PG 826

Record 46

WARRANTY DEED

FROM: **CHARLES A. LEACH**

TO: **LARRY FITZGERALD** AND **THE HARTLEY FAMILY TRUST**

THIS INSTRUMENT PREPARED BY A. Harrison Johnson, Jr.,Attorney
213 Fifth Avenue, North
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Fitzgerald/The Hartley Family Trust	[SAME]	104-08/ 136
(NAME)	(NAME)	
1908 Wedgewood Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Subscribed and sworn to before me, this the 31st day of March, 1997.

Affiant

Notary Public
My Commission Expires: NOV 25, 2000 (Affix Seal)

PENELOPE R. CRAWLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by **LARRY FITZGERALD** AND **THE HARTLEY FAMILY TRUST** (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, **CHARLES A. LEACH**, a married man, (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantees, **LARRY FITZGERALD** and **THE HARTLEY FAMILY TRUST, each having an undivided 1/2 tenancy in common interest,**

their heirs, adminintrators, successors and assigns, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being shown as Parcel 136 on the Revised Plan of Blakemore Associates, as of record in Book 8250, page 20, Register's Office for said County, described as follows:

Beginning at an iron pin at the intersection of the westerly right of way of 19th Avenue South with the northerly right of way of Blakemore Avenue; THENCE, north 84 degrees 03 minutes 28 seconds West, 40.00 feet to an iron pin;

THENCE, north 05 degrees 51 minutes 38 seconds East, 32.00 feet to an iron pin,

THENCE, North 84 degrees 05 minutes 22 seconds West, 20.00 feet to an iron pin,

THENCE, North 05 degrees 54 minutes 38 seconds East, 107.96 feet to an concrete monument, in the southerly margin of a 15 foot wide alley;

THENCE, South 84 degrees 05 minutes 22 seconds east, 63.68 feet to an iron pin,

THENCE, South 07 degrees 23 minutes 17 seconds West, 140.03 feet to the point of beginning, containing 0.18 acres, more or less.

BEING part of the same property conveyed to Roy Conway Flowers by deed from Justin T. Milam, as Successor Trustee, of record in Book 8737, page 243, Register's Office for Davidson County, Tennessee. And being the same property conveyed by warranty deed from Roy Conway Flowers to Charles A. Leach. Book 8762 Page 299.

THE PROPERTY HEREIN DESCRIBED AND CONVEYED IN THIS INSTRUMENT IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR.

This conveyance is made subject to all matters on the Plan of record in Book 8250, page 20, said Register's Office.

This is improved property , known as 1900 19th Avenue, South, Nashville, Tennessee 37212.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

This conveyance is given subject to:

1. 1997 taxes, which have been prorated as of the date hereof and assumed by Grantees.

2. All matters shown on the PLan of record in Book 8250, page 20, said Register's Office.

TO HAVE AND TO HOLD the said real estate, with the appurtenance, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns forever.

And Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Marianne Leach, the undersigned wife of **CHARLES A. LEACH** joins herein for the sole purpose of quitclaiming and releasing unto Grantees, their heirs and assigns, any and all of her marital right, title and interest in and to the property described herein, including but not limited to, dower, spousal share claims, homestead and any redemption rights.

WITNESS our signatures this the 31st day of March, 1997.

Charles A. Leach

Charles A. Leach

Marianne Leach

Marianne Leach, his wife

0290658

IDENTIFICATION REFERENCE

97 APR -3 PM 1:46

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

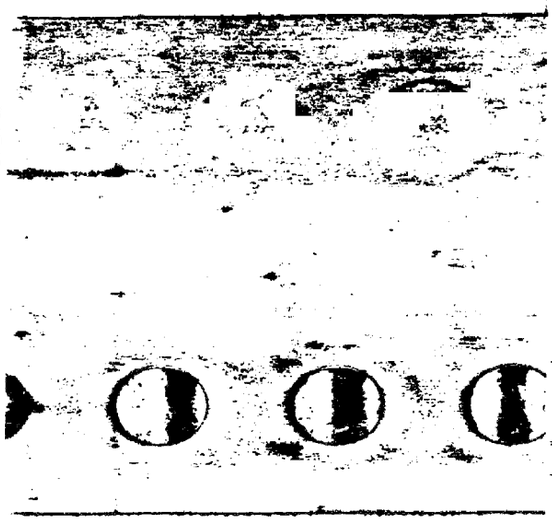
Personally appeared before me, the undersigned Notary Public in and for said County and State, Charles A. Leach, and wife, Marianne Leach, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

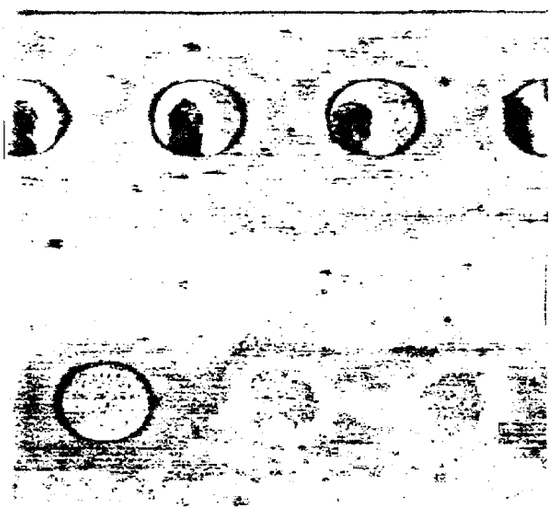
Witness my hand and seal at Nashville, Tennessee, this 31st day of March, 1997.

Linda Gaye Barnes
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-23-98

5229 04/02 0101 03CHECK 1053.00





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

RECEIVED OF _____

FOR _____

BOOK 10404 PG 830

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 280000.00
CON TX 1036.00
PRFEE 1.00
WDEED 16.00
TOTAL 1053.00
CHECK 1053.00

04/03/97 01 13:48 0001 5229

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0290658
IDENTIF. ↑ REFERENCE

97 APR -3 PM 1:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1135481