BOOK 10431 PG 459

| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Avenue, Suite 410<br>Nashville, Tennessee 37203 | COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00<br>Mary Jane Leach<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April 19 97<br>Notary Public<br>MY COMMISSION EXPIRES: 5-5-99<br>(AFFIX SEAL) |

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Blanchard Leach (NAME) | North American Mortgage Company (NAME) | MAP 83-06 |
| 504 North 17th Street (ADDRESS) | 4301 Hillsboro Road, Suite 328 (ADDRESS) | PAR 354 |
| Nashville, Tennessee 37206 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37215 (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, Mary Catherine Bradshaw, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Blanchard Leach and wife, Mary Jane Leach

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 the Northerly 62 1/2 feet of the southerly 255 feet of Lot No. 3 on the Map of W. L. Horn's Spout Spring Addition Tract, of record in Book 57, page 106, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 3 fronts 62 1/2 feet on the westerly side of North 17th Street, formerly Hughes Avenue, and runs back between parallel lines 170 feet to the east line of Lot No. 2 of said Subdivision.

BEING the same property conveyed to Mary Catherine Bradshaw, unmarried, by deed from Anthony C. Lance, unmarried, of record in Book 7707, page 177, Register's Office for Davidson County, Tennessee.

4264 04/28 0101 03CHECK 449.30

0298719
IDENTIF. # REFERENCE

97 APR 28 PM 3:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 504 North 17th Street, Nashville, Tennessee 37206
(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 18th day of April 19 97

Mary Catherine Bradshaw
Mary Catherine Bradshaw

BOOK 10431 PG 460

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 Mary Catherine Bradshaw, an unmarried person

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 18th day of April 19 97.

Commission expires 5-7-99

_____
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



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

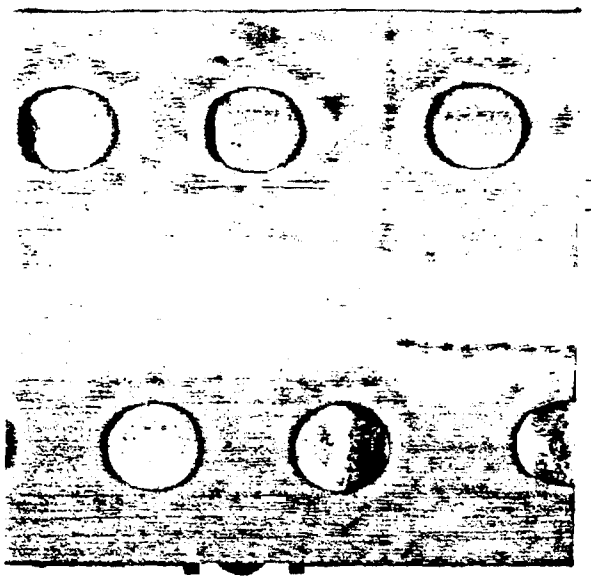
RECEIVED OF _____

FOR _____

BOOK 10431 PG 461

| | | |
|---|---|---|
| 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 119000.00
CON TX 440.30
PRFEE 1.00
WDEED 8.00
TOTAL 449.30
CHECK 449.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/28/97 01 15:23 0001 4264

0298719

IDENTIF. ↑ REFERENCE

97 APR 28 PM 3:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1144370