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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Lakeysha Y. Henderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF January 19 99

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 12/6/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-0483

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lakeysha Y. Henderson	Guaranty Trust Company	150-1-42
(NAME)	(NAME)	
474 Rural Hill Road	640 Broadmor Boulevard	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Murfreesboro, TN 37129	
(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, Joan Leach* and E.F. Leach

*UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lakeysha Y. Henderson

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:

Being Lot No. 174 on the Pln of Edge-O-Lake Estates, Section 1, of record in Plat Book 3600, Page 43, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being that same property conveyed to Joan Leach and E.F. Leach by deed from Stephen E. Akey and wife, Cara D. Akey of record in Book 9959, Page 44, said Register's Office.

Angela Leach, wife of E.F. Leach, joins into this instrument for the sole purpose of conveying all interest she may have in the aforedescribed real property by viture of her marriage.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ( )
This is improved (X) property, known as 474 Rural Hill Road, Nashville, Tennessee 37217
(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 21st day of January, 19 99

Joan Leach
Joan Leach

Angela Leach
Angela Leach

E F Leach
E.F. Leach

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joan Leach and E.F. Leach, and Angela Leach

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 Brentwood, Tennessee, this 7 day of January 19 99.

Commission expires 12/6/99

KAREN L. LARGE NOTARY PUBLIC WILLIAMSON COUNTY

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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

_____
Notary Public

My commission expires _____

_____
Notary Public

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WARRANTY DEED

FROM

Joan Leach and E.F. Leach

TO

Lakeysha Y. Henderson

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027

99 JAN 25 PM 4:00

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

054065A

IDENTIF. & REFERENCE

6926 01/25 0101 03CHECK 333.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

CAMT	86000.00
CON TX	318.20
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	333.20
CHECK	333.20

01/25/99 01 15:59 0001 6926

054 0654
IDENTIF. 4 REFERENCE
99 JAN 25 PM 4:00
BILL GARRETT REGISTER
DAVIDSON COUNTY. TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1416337