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THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16582
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $100,000.00

Affiant

Subscribed and sworn to before me, this 18th day of June, 1999.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 28, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
E. SCOTT SAFFORD	NEW OWNER	083-06
504 North 17th Street		354
Nashville, Tennessee 37206		23W16270

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN BLANCHARD LEACH AND WIFE, MARY JANE LEACH, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to E. SCOTT SAFFORD, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 504 North 17th Street, Nashville, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of June, 1999.

JOHN BLANCHARD LEACH

MARY JANE LEACH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOHN BLANCHARD LEACH AND WIFE, MARY JANE LEACH, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 1999.

Notary Public

My Commission Expires:

WARDEED

EXHIBIT "A"

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 105, Register's office for Davidson County, Tennessee described as follows:

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 John Blanchard Leach and wife, Mary Jane Leach by deed from Mary Catherine Bradshaw, an unmarried person of record in Book 10431, page 459, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 7224, page 11; and (3) All matters appearing on the Plan of record in Plat Book 57, page 106, said Register's Office.

99060344

ENTERED FOR REFERENCE

99 JUN 24 PM 12:13

[illegible]

$641 06/24 0101 CHECK 464.00

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

0603446

IDENTIFYING REFERENCE

99 JUN 24 PM 12:12

CAMT
128000.00
CON TX 473.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 484.60
CHECK 484.60

06/24/99 03 - 12:18 0001 3641

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1482161