Box 21-A

This instrument prepared by:
Mark E. Morrison
Grissim & Hodges
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 11623 PAGE 392

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Steven S. Leake and Lawrence J. Leake 204 Forrest Valley Circle Nashville, TN 37209	SAME	Map: 105-16 Parcels: 144 and 145

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, AVALON PROPERTIES, a sole proprietorship composed Henry S. Hood and wife, Sarah Turrell Hood, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto STEVEN S. LEAK and LAWRENCE J. LEAKE (the "Grantees"), their successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described as follows:

Land in Davidson County, Tennessee, being Lots No. 32 and 33, on the Map of Corinne Place, as shown on the plat of record in Book 332, page 1, Register of Deeds Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Avalon Properties, a sole proprietorship composed of Henry S. Hood and Sarah Turrell Hood by Warranty Deed of record in Book 8247, page 919, and as re-recorded in Book 8295, page 325, said Register's Office.

This conveyance is subject to the restrictive covenants, easements and setback lines shown on the plat of record in Book 332, page 1, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their successors and assigns, forever. And Grantor does covenant with the Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for 1999 property taxes and those matters shown of record. And Grantor does further covenant and bind itself, its heirs and representatives to warrant and forever defend the title to the said land to the Grantees, their successors and assigns, against the lawful claims of all persons, whomever.

Whenever 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 hands this 17th day of August, 1999.

AVALON PROPERTIES, a sole proprietorship

BY: _____
HENRY S. HOOD

BY: Sarah Turrell Hood
SARAH TURRELL HOOD

0625487
IDENTIF. ↑ REFERENCE

99 AUG 17 PM 3:29
[illegible] REGISTER
DAVIDSON COUNTY, TN.

473.50 CASHIER 1033 08/17/99

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Henry S. Hood, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 1999.

Peggy J. Axford
NOTARY PUBLIC

My Commission Expires: 5/28/03

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sarah Turrell Hood, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 1999.

Peggy J. Axford
NOTARY PUBLIC

My Commission Expires: 5/28/03

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $125,000.00.

Affiant

Subscribed and sworn before me this 17 day of August, 1999.

Peggy J. Axford
NOTARY PUBLIC

My Commission Expires: 5/28/03

\misc\leake.wd

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11623 PAGE 394

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

0625487

IDENTIF. & REFERENC

99 AUG 17 PM 3:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT

125000.00

CON TX	462.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	473.50
CHECK	473.50

08/17/99 01 15:29 0001 7333

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507576