79-9-22

Title Boy 4

FORM NO. WD-1

2109

BOOK 5499 PAGE 920

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September, 19 79

Notary Public

MY COMMISSION EXPIRES: 6/17/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 1208 FIDELITY FEDERAL BUILDING NASHVILLE, TENNESSEE 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD M. LEACH (NAME)	THIRD NATIONAL MORTGAGE COMPANY (NAME)	173-1-144
609 Cedarmont Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	5DU-32284
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN 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, PEISER AND CALDWELL BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD M. LEACH and wife, SHERRIE J. 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 Lot No. 25 on the Plan of Monte Carlo Estates, Section II-B, as of record in Book 5050, Page 99, Register's Office for said County.

SAID LOT NO. 25 fronts 80.0 feet on the westerly side of Cedarmont Drive and extends back 130.76 feet on the northerly line and 128.05 feet on the southerly line to a dead line in the rear, measuring 89.62 feet thereon.

BEING part of the same property conveyed to Peiser and Caldwell Builders, Inc., by deed from G. C. & W. Enterprises, Inc., P & C Corporation and Jerald V. Peiser and Thomas B. Caldwell III of record in Book 5419, Page 827, Register's Office for Davidson County, Tennessee.

The Grantor herewith hereby retains an easement for the maintenance of the sewer line and tap servicing Lot 24 of Monte Carlo Estates, Section II-B of record in Book 5050, Page 99, Register's Office for Davidson County, Tennessee; said easement to run with the land.

THIS conveyance is subject to restrictive covenants of record in Book5196, Page 649, Register's Office for said County; easements and setback lines as set forth in the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved ( ) property, known as 609 (House Number) Cedarmont Drive (Street) Antioch, TN. (P. O. Address) 37013 (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 14th day of September, 19 79

Peiser &Caldwell Builders, Inc.

By: Jerald V. Peiser

Jerald V. Peiser

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jerald V. Peiser and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the President and _____ respectively of the Peiser & Caldwell Builders, Inc. the within named bargainor, a corporation, and that (he / they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said JeraldV. Peiser as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee, on this the 14th day of September, 19 79

My commission expires 6/7/80

_____
Notary Public

WARRANTY DEED

FROM

TO

F-52432

IDENTIF. REFERENCE

SEP 18 9 40 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5499 PAGE 922

RECEIVED OF _____

FOR _____

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
			5499.00- CO	
			142.74 CO TX	
			.50 PRFEE	
			2.00	
				5644.24-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 52432

IDENTIF. REFERENCE

SEP 18 9 40 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 712387