RE-RECORD

BOOK 6785 PAGE 755

BOOK 6712 PAGE 352

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November 1985.

Notary Public

MY COMMISSION EXPIRES: 10-24-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Martin A. Kooperman 535 Church St.--Suite 1009 Nashville, TN 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lance M. Leitner (NAME) | Norwest Mortgage Company (NAME) | 115-02-1112 |
| 716 Clematis Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 780 (STREET ADDRESS) | |
| Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP) | Waterloo, IOWA 50704 (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, Joe Kooperman et ux Margaret Kooperman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lance M. Leitner et ux Suzanne T. Leitner

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. 140 on the Map of Crest Meade, Section III, as of record in Book 2331, Page 150, Register's Office for said County.

Said Lot No. 140 fronts 251 feet on the East side of Clematis Drive and runs back 161.5 feet along the northerly line and 234.8 feet on the southerly line to a dead line in the rear on which is measures 139.6 feet.

BEING the same property conveyed to Joe Kooperman and wife, Margaret Kooperman, by deed from Vernon E. Gensemer and wife, Alma E. Gensemer, of record in Book 3458, Page 425, Register's Office for Davidson County, Tennessee.

The execution of this deed implies that the purchasers herein are satisfied with the condition of the subject premises as of the date hereof and relieve the grantee's from any and all liability which may result or become known subsequent to the herein transfer.

54051

IDENTIFICATION REFERENCE

Nov 19 2 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

FEB 20 9 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

RE-RECORD

7.7007.

11/19 204 10- CHECK

This is improved ( ) unimproved (xx) property, known as 716 Clematis Drive (House Number) (Street) Nashville, (P. O. Address) TN (City or Town) 37205 (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 hands this 1st day of November, 19 85

Margaret Kooperman

7908

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Ms. Lisa Freeman, a Notary Public in and for said County and State, the within named Joe Kooperman and Margaret Kooperman

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 Nashville, Tennessee, this 1st day of November, 1985.

Lisa Freeman Notary Public

Commission Expires 10-24-88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

# WARRANTY DEED

**FROM**

JOE KOOPERMAN et ux

MARGARET KOOPERMAN

**TO**

LANCE M. LEITNER et ux

SUZANNE T. LEITNER

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.