Title 1

car322:4/30/87

BOOK 7229 PAGE 446

FROM: THE CORPOREAL GROUP

TO: Frances B. Leffler

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:	Mortgagee:	Map-Parcel No.
Frances B. Leffler 305 Mill Creek Dr Antioch TN 37013	Germantown Savings 7770 Poplar Germantown, TN 38138	Map 162-16-B Parcel 8

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $70,900.00.

Frances B. Leffler
Affiant

Subscribed and sworn to before me, this the 30th day of April, 1987.

Notary Public

My Comm. Expires: 11-1-87

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, The Corporeal Group, a Tennessee general partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Frances B. Leffler, herein called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

This is improved property known as 305 Leisure Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 its hand this 30th day of April, 1987.

THE CORPOREAL GROUP, a Tennessee general partnership.

Joseph L. Mulherin, M.D., Partner by Betty L Binkley as attorney in fact

BY: _____
Joseph L. Mulherin, M.D., Partner by Betty S. Binkley as Attorney in Fact

David M. Glassford, M.D., Partner by Betty L Binkley as attorney in fact

BY: _____
David M. Glassford, M.D., Partner by Betty S. Binkley as Attorney in Fact

Michael P. Kelly, Partner by Betty L Binkley as attorney in fact

BY: _____
Michael P. Kelly, Partner by Betty S. Binkley as Attorney in Fact

Clifton Emerson, M.D., Partner by Betty L Binkley as attorney in fact

BY: _____
Clifton Emerson, M.D., Partner by Betty S. Binkley as Attorney in Fact

Verne E. Allen, M.D., Partner by Betty L Binkley as attorney in fact

BY: _____
Verne E. Allen, M.D., Partner by Betty S. Binkley as Attorney in Fact

Vaughan A. Allen, M.D., Partner by Betty L Binkley as attorney in fact

BY: _____
Vaughan A. Allen, M.D., Partner by Betty S. Binkley as Attorney in Fact

Everette I. Howell, Jr., M.D., Partner by Betty L Binkley as attorney in fact

BY: _____
Everette I. Howell, Jr., M.D., Partner by Betty S. Binkley as Attorney in Fact

Richard C. Tomichek, M.D., Partner by Betty L Binkley as attorney in fact

BY: _____
Richard C. Tomichek, M.D., Partner by Betty S. Binkley as Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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On this 30th day of April, 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Betty S. Binkley, to me known to be the person who executed the foregoing instrument as attorney in fact for Joseph L. Mulherin, M.D., David M. Glassford, M.D., Michael P. Kelly, Verne E. Allen, M.D., Clifton Emerson, M.D., Vaughan A. Allen, M.D., Everette I. Howell, Jr., M.D., and Richard C. Tomichek, M.D., Partners of The Corporeal Group, a Tennessee general partnership, and acknowledged that she executed the same as the free act and deed of the said Joseph L. Mulherin, M.D., David M. Glassford, M.D., Michael P. Kelly, Verne E. Allen, M.D., Clifton Emerson, M.D., Vaughan A. Allen, M.D., Everette I. Howell, Jr., M.D., and Richard C. Tomichek, M.D., Partners of The Corporeal Group, a Tennessee general partnership.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 1987.

Carol R. Rivers
NOTARY PUBLIC

My Commission Expires: 5/13/89

2.3.5.8.4

IDENTIFI REFERENCE

MAY 7 2 17 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 8 on the Plan of Leisure Heights, Section One, Phase One, of record in Book 5800, page 267, as amended in Book 6396, page 502, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to The Corporeal Group, a Tennessee partnership, by deed from Watt-Wise Construction, Inc. and Leisure Heights, Homeowners Association, of record in Book 6396, page 507, said Register's Office.

ENCUMBRANCES

The above property is conveyed subject to the following:

1. 1987 Metropolitan Government taxes.

2. Declaration of Covenants, Conditions and Restrictions, and By-Laws of Leisure Heights Homeowner's Association, including but not limited to general and special assessments, charges, liens, party wall maintenance requirements, easements, leasing restrictions, restraints on alienation, of record in Book 6146, page 241, and amended in Book 6150, page 585, and amended in Book 6259, page 862, and further amended in Book 6396, page 504, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of Section One, Phase One, Leisure Heights, of record in Book 5800, page 267, and amended in Book 6396, page 502, said Register's Office.

4. Perpetual, non-exclusive easement for ingress and egress and perpetual, non-exclusive easement for the installation of utilities conveyed by deed from J. Jefferson Edwards, Trustee to Albar Building Industries, a partnership composed of Barry Zeitlin and wife, Linda Zeitlin, dated December 31, 1975, of record in Book 4984, page 569, Register's Office for Davidson County, Tennessee.

5. Sewer lines conveyed by deed from J. Jefferson Edwards, Trustee, to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, dated April 15, 1976, of record in Book 5020, page 739, Register's Office for said County.

6. Water mains conveyed by deed from J. Jefferson Edwards, Trustee, to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, dated April 15, 1976, of record in Book 5025, page 614, Register's Office for Davidson County, Tennessee.

7. Sewer lines conveyed by deed from J. Jefferson Edwards, Trustee, to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, dated January 17, 1978, of record in Book 5287, page 976, Register's Office for Davidson County, Tennessee.

8. Water mains conveyed by deed from J. Jefferson Edwards, Trustee, to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, dated January 17, 1978, of record in Book 5287, page 979, Register's Office for Davidson County, Tennessee.

9. Storm Water Detention Agreement by and between Watt-Wise Construction, Inc. and The Metropolitan Government of Nashville and Davidson County, dated August 11, 1983, of record in Book 6145, page 226, Register's Office for Davidson County, Tennessee.

10. Sewer lines conveyed by deed from Watt-Wise Construction, Inc., to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, dated March 14, 1984, of record in Book 6303, page 596, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

70900.00- CAMT.
198.52 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 211.02-
4507A05/07/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2358 4

IDENTIFI REFERENCE

MAY 7 2 17 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 79117