This Instrument Was Prepared By:
George E. Mercer, Jr., Esq.
Trabue, Sturdivant & DeWitt
The Paddock I, C-12
229 Ward Circle
Brentwood, TN 37027
8860

File Box 38

BOOK 7905 PAGE 745

Address New Owner(s):	Send Tax Bills to:	Tax Information:
Judy C. Shubert	Union Security Mortgage	Map: 162-16-B
303 Leisure Court	3322 West End Ave., Ste 400	Parcel(s): 7
Antioch, TN 37013	Nashville, TN 37203	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, THE CORPOREAL GROUP, a Tennessee general partnership (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to JUDY C. SHUBERT, unmarried (the "Grantee"), its successors, heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is improved property located at 303 Leisure Court, Antioch, Tennessee 37013.

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

AND Grantor convenants 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 "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

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 31st day of July, ~~XXXX~~ 1989.

THE CORPOREAL GROUP,
a Tennessee general partnership

By: Betty S. Binkley now Gearhart
Betty S. Binkley now Gearhart
Attorney-in-Fact for all
partners by Power-of-Attorney
of record in Book 6563,
page 145, Register's Office
for Davidson County, Tennessee

54670

Aug 3 8 09 AM '89

2004 08/03 0101 03CHECK 202.09

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Betty S. Binkley Gearhart, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact for the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of July, ~~1988~~ 1989.

Notary Public

My Commission Expires: 3/27/93

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 57,300.00 .

Affiant

Subscribed and sworn to before me, this 31st day of July, ~~1988~~ 1989.

Notary Public

My Commission Expires: 3/27/93

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section One Phase One Leisure Heights, as of record in Plat Book 5800, page 267, amended in Book 6396, page 502, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to The Corporeal Group, a Tennessee partnership by deed from Watt-Wise Construction, Inc. & Leisure Heights Homeowner's Association of record in Book 6396, Page 507, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantee; (2) Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 6146, page 241, Book 6150, page 585, Book 6259, page 862, Book 6396, page 504 and Book 7303, page 232; (3) Easements of record in Book 49[illegible], page 569, Book 5020, page 739, Book 5287, page 976, Book 6303, page 596, Book 5025, page 614 and Book 5287, page 979; (4) Dedication of Common Area in Book 6146, page 238; (5) Charter in Book 6164, page 438; (6) Storm Water Detention Agreement in Book 6145, page 226; and (7) All matters appearing on the Plan of record in Plat Book 5800, page 267, amended in Book 6396, page 502, said Register's Office.

EXHIBIT "B"

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7905 PAGE 749

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CC TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CANT 57300.00
				CON TX 189.09
				PRFEE 1.00
				MDEED 12.00
				TOTAL 202.09
				CHECK 202.09
			08/03/89 01	08:09 0001 2004

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4.6.7 8.

IDENTIFICATION REFERENCE

AUG 3 8 09 AM '89

FELIX Z. WILSON, II

No. 235334