BOOK 9915PG696

0140210

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 37302
Dav. Co. File: Box 8

99 JAN 12 AM 9:24
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen V. Leary Mary Beth Leary 109 Brighton Close Nashville, Tn 37205	First American National Bank P.O. Box 305048 Nashville, Tennessee 37230-5048

TAX MAP-PARCEL NUMBERS: 104-13-F-109 07DA 92777

WARRANTY DEED

7078 01/12 0101 03CHECK 1174.50

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ann A. Dilley,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen V. Leary and spouse, Mary Beth Leary,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 109, Phase 1-B on the plan of a Planned Unit Development, Brighton Close, Phase 1-A, 1-B, 1-D and Phase II, of record in Book 7900, page 136, Register's Office for said County, all of which reference is hereby made for a complete description thereof.

BEING the same property conveyed to Ann A. Dilley, sole and separate property by deed from G & W Partnership, a Tennessee General Partnership composed of George Gianikas, Steve R. Wherry and Albert J. Dale of record in Book 7804, page 232 and re-recorded in Book 7834, page 956, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7522, Page 108, Book 7557, page 621, Book 7803, page 458, Book 8561, page 819 and Book 9372, page 356, said Register's Office, and to the matters set forth in the referenced Plan of record.

The undersigned certifies that said property is owned in her name only and that she is married but is not a resident of Tennessee and that the said property has never been used as her marital residence.

This is improved property, known as: 109 Brighton Close, Nashville, Tn 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of January, 1996.

Ann A. Dilley

State of Tennessee
County of Davidson

On this 11th day of January, 1996, before me the undersigned authority, personally appeared **Ann A. Dilley**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

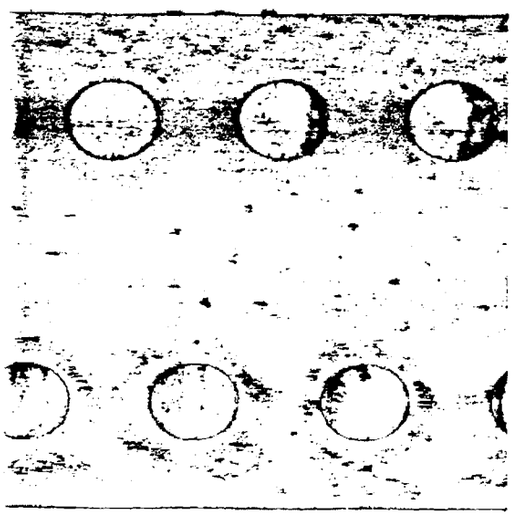
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 315000.00

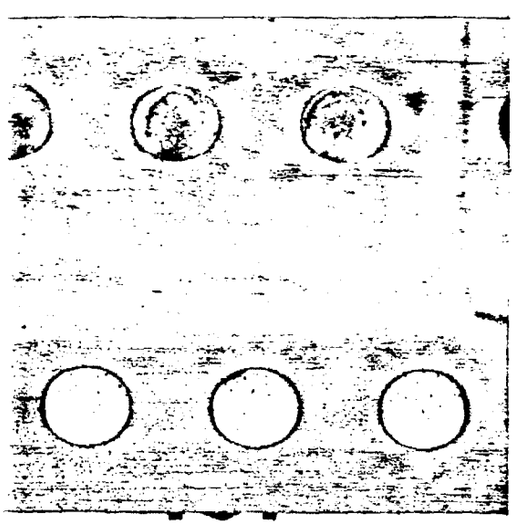
Affiant

Sworn and subscribed before me on the 11th day of January, 1996.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 9915 PG 693

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

CAMT
315000.00
DON TX 1165.50
PRFEE 1.00
ADEED 8.00
TOTAL 1174.50
CHECK 1174.50

01/12/96 01 09:24 0001 7078

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0140210
IDENTIF. & REFERENCE

96 JAN 12 AM 9:24
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 995397