File Box 29

391-4189

THIS INSTRUMENT PREPARED BASED UPON INFORMATION FURNISHED BY THE PARTIES. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

THIS INSTRUMENT WAS PREPARED BY:

Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

BOOK 10411 PG 807

WARRANTY DEED

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, **ADRIAN L. ANDERSON AND WIFE, DEANA L. ANDERSON,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DANIEL C. LEATH, 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 Hunter's Point Subdivision, of record in Book 5200, page 736, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

BEING the same property conveyed to Adrian L. Anderson and wife, Deana L. Anderson by deed of record in Book 9005, page 327, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: (1) 1995 taxes, (2) Restrictive covenants filed of record in Book 6279, page 741; (3) All matters appearing on the Plan of record in Plat Book 5200, page 736, and a Deed of Trust of record in Book 9005, page 330, said Register's Office.

This is improved property known as: 5148 Hunters Point Lane, Hermitage, TN 37076.

TO HAVE AND TO HOLD the same 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.

BOOK 10411 PG 808

WITNESS our hands this 1st day of January, 1995.

ADRIAN L. ANDERSON

Deana L. Anderson
DEANA L. ANDERSON

STATE OF Tennessee

COUNTY OF Davidson

On this 1st day of January, 1995, before me personally appeared Adrian L. Anderson and wife, Deana L. Anderson 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 that she (~~they~~) executed the same as her(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Sylvia Parker
NOTARY PUBLIC

SYLVIA PARKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 25, 1998

* *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 68,222.93

Affiant

Subscribed and sworn to before me this 2nd day of April, 1997.

NOTARY PUBLIC

My Commission Expires:
3/27/99

* *

ADDRESS NEW OWNER(S):
Daniel Leath
1008 Forrest
Nashville, TN 37206

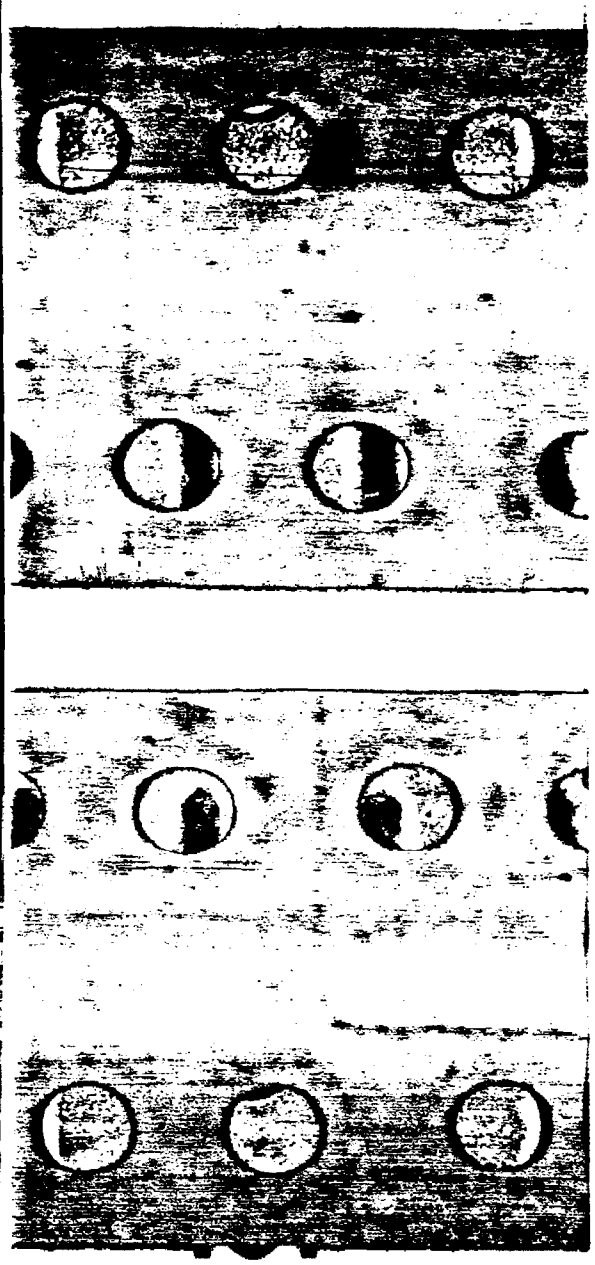
SEND TAX BILLS TO: same

MAP: 98-5
PARCEL 124

7676 04/09 0101 03CHECK 261.43

97 APR -9 PM 1:31
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0292830



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10411 PG 809

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 68222.93
CON TX 252.43
PRFEE 1.00
WDEED 8.00
TOTAL 261.43
CHECK 261.43

04/09/97 01 13:35 0001 7676

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0292830
IDENTIF. & REFERENCE

97 APR -9 PM 1:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1137897