BOOK 10476 PG 219

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Naomi Huff-Sebastian
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NAOMI HUFF-SEBASTIAN (NAME)	SUNTRUST BANK, NASHVILLE (NAME)	MAP 42-8
1653 Liberty Hill Drive (ADDRESS)	P.O. Box 305110, 7th Floor (ADDRESS)	PARCEL 164.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (CITY) (STATE) (ZIP)	

FOR AND 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, LARRY D. LEAVER, JR. AND WIFE, MELISSA L. LEAVER AND LARRY D. LEAVER, SR. AND WIFE, CATHEY LEAVER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NAOMI HUFF-SEBASTIAN, UNMARRIED

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. 46 on the Plan of Heritage View, Section Two, of record in Plat Book 7900, page 37, said Register's Office, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Larry D. Leaver, Jr. and wife, Melissa L. Leaver and Larry D. Leaver, Sr. and wife, Cathey Leaver, by Deed from Scott A. Young and wife, Angela T. Young, of record in Book 9647, Page 856, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 8076, Page 147, and Book 8592, page 433, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of LARRY D. LEAVER, SR. AND CATHEY LEAVER pursuant to a Power of Attorney executed by same on the 29th day of May, 1997, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 1653 Liberty Hill Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (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 hand s this 30th day of May 19 97

Larry D. Leaver Jr.
LARRY D. LEAVER, JR.

Melissa L. Leaver
MELISSA L. LEAVER

Larry D. Leaver Sr. Larry D. Leaver Jr. Atty in fact
LARRY D. LEAVER, SR. BY: LARRY D. LEAVER, JR. ATTORNEY IN FACT

Cathey Leaver Larry D. Leaver Jr. Atty in fact
CATHEY LEAVER BY: LARRY D. LEAVER, JR. ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

7895 06/03 0101 03CHECK 327.20

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY D. LEAVER, JR. AND WIFE, MELISSA L. LEAVER, 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 office at Nashville, Tennessee, this 30th, day of May, 1997.

JOHN T COOK NOTARY PUBLIC LARGE DAVIDSON COUNTY TENN.

_____
Notary Public

My Commission Expires: 7/24/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of May, 1997, before me personally appeared LARRY D. LEAVER, JR. to me known to be the person who executed the foregoing instrument in behalf of LARRY D. LEAVER, SR. AND WIFE, CATHEY LEAVER and acknowledged that he executed the same as the free act and deed of said LARRY D. LEAVER, SR. AND WIFE, CATHEY LEAVER.

Witness my hand and official seal at Nashville, Tennessee.

JOHN T COOK NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My Commission expires: 7/24/97

97 JUN -3 AM 8:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 031140

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10476 PG 221

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 86000.00
CON TX 318.20
PRFEE 1.00
WDEED 8.00
TOTAL 327.20
CHECK 327.20

06/03/97 01 08:53 0001 7895

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03111140
IDENTIF. ↑ REFERENCE

97 JUN -3 AM 8:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1157831