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BOOK 10476 PG 446

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

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 consideration, the receipt of which is hereby acknowledged, **JAMES LESCHER and wife, CAROL LESCHER**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto PETER GUY LANZA and wife, KIMBERLY R. LANZA hereinafter called the Grantees, their 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. 54 on the Plan of Piccadilly Square, Phase II, of record in Book 6250, pages 92, 93 and 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to James Lescher and wife, Carol Lescher by deed from Centex Homes Corporation, a Nevada Corporation, of record in Book 7374, page 215, said Register's Office.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Declaration of Covenants, Conditions and Restrictions in Book 6236, page 683, amended in Book 6300, page 409; Book 6306, page 833 and Book 6355, page 322; Easement filed in Book 6186, page 238; and all matters as shown on the recorded plat.

This is improved property known as: **1305 Cadogan Way, Antioch, TN 37013**

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 and 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 hands this 20th day of May, 1997

James R. Lescher — Tanya Lescher
James Lescher

Carol Lescher
Carol Lescher

03111197
IDENTIFICATION REFERENCE

97 MAY -3 AM 9:36
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF Pennsylvania

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COUNTY OF Delaware

On this 20th day of May, 1997, before me personally appeared James Lescher, 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 he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Diane B Shortt
NOTARY PUBLIC

My Commission Expires:
9/2/2000

Notarial Seal
Diane B. Shortt, Notary Public
Folcroft Boro, Delaware County
My Commission Expires Sept. 2, 2000
Member, Pennsylvania Association of Notaries

STATE OF Tennessee

COUNTY OF Davidson

On this 21 day of May, 1997, before me personally appeared Carol Lescher, 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 he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Cathy C. Goodman
NOTARY PUBLIC

My Commission Expires:
My Commission Expires NOV. 25, 2000

CATHY C. GOODMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

* *

STATE OF TENNESSEE

COUNTY OF DAVIDSON

7952 06/03 0101 03CHECK 453.81

The actual consideration or value, whichever is greater, for this transfer is $ 120,218.00.

Peter Guy Lanza
Affiant

Subscribed and sworn to before me this 30th day of May, 1997.

Ollie Mai Parsley
Notary Public

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAR. 27, 1999

* *

ADDRESS NEW OWNER(S):
Peter Lanza
Kimberly R. Lanza
1305 Cadogen Way
Antioch, TN 37013

SEND TAX BILL TO:
Pacific Southwest Bank
4144 N. Central Expressway
Suite 106
Dallas, TX 75204

MAP-PARCEL
Map: 149-02
Group: B
Parcel: 9

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

CAMT 120218.00
CON TX 444.81
PRFEE 1.00
WDEED 8.00
TOTAL 453.81
CHECK 453.81

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/03/97 01 09:36 0001 7952

03111997
IDENTIF. ← REFERENCE

97 JUN -3 AM 9:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1157888