BOOK 10910 PG 995

This Instrument Prepared By:
John T. Gwin, Attorney at Law
2542 North Mt. Juliet Road, Suite 1
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:
Roman Bryan White
500 Selsey Court South
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Bank & Trust
1691 North Mt. Juliet Road
Mt. Juliet, TN 37122

MAP 64
GROUP 16
PARCEL C-20.CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael D. Leach, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Roman Bryan White, unmarried**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Section One, Wembley Downs, of record in Plat Book 7900, page 301, said Register's Office.

Said Lot No. 20 which is a corner lot, fronts 15.72 feet on the westerly margin of Selsey Court South and fronts 77.94 feet on the southerly margin of Wembley Drive, said frontages being joined by a curve having a length of 38.46 feet and extends back 45.43 feet on the westerly line and 101.98 feet on the southerly line to a point of intersection.

Being the same property conveyed to Michael D. Leach, unmarried by deed from Phillips Builders, Inc. dated April 30, 1992, of record in Book 8616, page 792, Register's Office for Davidson County, Tennessee.

This is improved property known as 500 Selsey Court South, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1998, a lien not yet due and payable. Map 64, Group 16, Parcel C 20.C0 . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1998 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in instruments of record in Book 8304, page 623; Book 8447, page 633; By-Laws of record in Book 9522, page 349 and the Charter for the Homeowner's Association of record in Book 8404, page 718, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 7900, page 301, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 20 foot minimum building setback line from Selsey Court South and the rear line; 10 feet from Wembley Drive and 3 feet from the southerly line ; a 10 foot easement for public utility purposes along the northerly line, 15 feet more or less along the easterly line; a 3 foot public utility and drainage easement along the southerly line of said lot; a 3 X 15 foot utility anchor easement located on the northeasterly corner of said lot and a 2.5 X 25 foot utility anchor easement located along the northwesterly lot line; and health department rules and regulations.

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, his heirs and assigns, forever; and,

Grantor does covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 28th day of April, 1998.

Michael D Leach

Michael D. Leach

BOOK 10910 PG 997

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael D. Leach, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of April, 1998.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 1/30/01

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $105,900.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of April, 1998.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/01

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO. TENN.

0432364
IDENTIF. & REFERENCE
98 MAY -1 PM 2:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

14IB 05/01 0101 03CHECK 404.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10910 PG 998

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 105900.00
CON TX 391.83
PRFEE 1.00
WDEED 12.00
TOTAL 404.83
CHECK 404.83

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 05/01/98 02 1444 0001 1418

0432364
IDENTIF. # REFERENCE

98 MAY -1 PM 2:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287498

5-1-98

VOID

BOOK 10910 PG 999