This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel 96-5-56

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Larry L. Holt, et ux	Larry L. Holt, et ux	none
271 Cumberland Cir.	271 Cumberland Cir.	
Nashville, Tn 37214	Nashville, Tn 37214	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, SCOTT LEATHERS and wife, SHERRI LEATHERS, formerly SHERRI RHEINHARDT, have bargained and sold and by these presents do transfer and convey unto LARRY L. HOLT and JANET C. HOLT, husband and wife, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being the Northerly 105 feet front and 43 feet rear of Lot No. 49 on the map of Bluefields, Section I, of record in Book 843, page 16, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 49 fronts 105 feet on the westerly side of Cumberland Circle and extends back 472 feet on the northerly line and 480 feet on the southerly line to a dead line in the rear measuring 43 feet thereon.

Being the same property conveyed to Scott Leathers and Sherri Rheinhardt, now Sherri Leathers, by deed of record in Book 8622, page 58, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1998 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the plan of Bluefields, Section I, of record in Book 843, page 16, Register's Office of Davidson County, Tennessee.

3. Avigation Easement of record in Book 8614, page 344, Register's Office of Davidson County, Tennessee.

4. Joint Driveway Agreement of record in Book 8614, page 346, Register's Office of Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 26th day of June, 1998.

Scott Leathers
SCOTT LEATHERS

Sherri Leathers
SHERRI LEATHERS

STEPHANIE C. SKELTON NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SCOTT LEATHERS and SHERRI LEATHERS, husband and wife, the bargainors, 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 seal, at office, on this 26th day of June, 1998.

My Commission Expires:
May 18, 2002

Stephanie C. Skelton
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $128,000.00.

STEPHANIE C. SKELTON NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

Larry L. Aeott
Affiant

Sworn to and subscribed before me on this the 26th day of June, 1998.

My Commission Expires:
May 18, 2002

Stephanie C. Skelton
Notary Public

0457320
IDENTIF. & REFERENCE

98 JUL -1 AM 8:20
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

E0063 07/01 0101 03CHECK 482.60

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

RECEIVED OF _____

FOR _____

BOOK 11000 PAGE 394

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
128000.00
CON TX 473.60
PRFEE 1.00
WDEED 8.00
TOTAL 482.60
CHECK 482.60

07/01/98 01 08:20 0001 8063

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457320
IDENTIF. # REFERENCE

98 JUL -1 AM 8:20

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1313849