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WILLIAMS NOTARY AT LARGE RUTHERFORD CTY. TENNESSEE

WARRANTY DEED

SGKM-98-2697

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: 4-22-01
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W. Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Leaver (NAME)	Franklin American Mortgage (NAME)	MAP 176-1
4165 Maxwell Drive (ADDRESS)	214 Overlook Court, Ste. 150 (ADDRESS)	PARCEL 55
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, W. L. Bainbridge, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Leaver and wife, ~~XXXXXXXXXXXXXX~~ Shelley P. Leaver

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:

BEING Lot No. 83 on the plan of Hickory Woods Section "A", as shown by plat and survey of record in Plat Book 6900, page 511, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to W. L. Bainbridge, LLC by Special Warranty Deed from T&T Partners T of record in Deed BOOK 10717, page 330, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7823, page 857 amended in deed book 7857 page 94, rerecorded in deed book 7876 page 75 corrected in deed book 9616 page 470, amended in deed book 9616 page 477, amended in deed book 9678 page 187, By Law in deed book 7932 page 648, Deed of Conveyance to Metro Goverment for Sewage in deed book 8169 page 564, deed book8169 page 571, deed book 8169 pag579, deed book 8169 pag588, Open Space Quit Claimed to Hickory Woods Homeowners Association in deed book 9786 page 923, Verify with survey, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4165 Maxwell Drive, Antioch, Tennessee 37013
(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 my hand this 7th day of July 19 98

W. L. Bainbridge, Inc.
By:
W. L. Bainbridge, III, President

STATE OF TENNESSEE
COUNTY OF

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,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 DAVIDSON

Before me, _____the undersigned_____ a Notary Public within and for the State and County aforesaid, personally appeared _____W. L. Bainbridge, III_____ and _____ with whom I am personally acquainted and who upon _____his_____ oath(s) acknowledged _____himself_____ to be the _____President_____ and _____ respectively of the _____W. L. Bainbridge, Inc._____ the within named bargainor, and corporation, and that _____he_____ as such _____President_____ 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 _____W. L. Bainbridge, III_____ as such _____President_____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____Smyrna, TN_____ on this the _____7th_____ day of _____July_____ 19 98 .

My commission expires _____4-22-01_____ _____
Notary Public

DEBBIE C. WILLIAMS NOTARY PUBLIC AT LARGE TENNESSEE MURFREESBORO CTY. TN.

98 JUL 14 AM 9:04
FELIX Z. ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

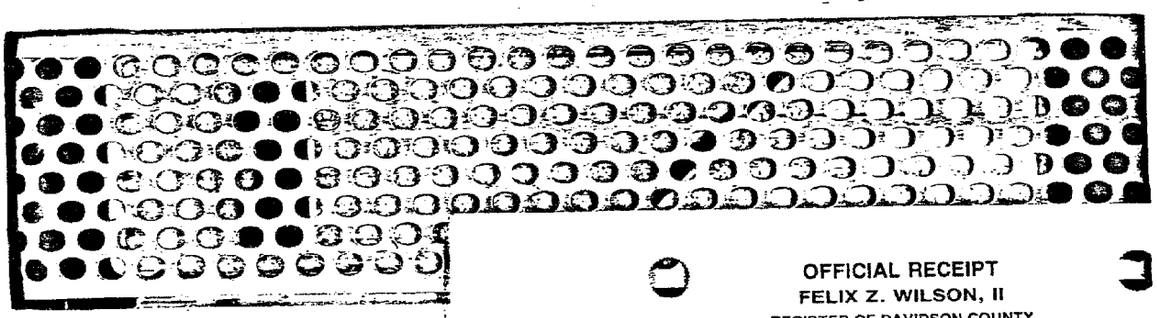
04618.13

RETURN TO:
CUMBERLAND TITLE COMPANY

2879 07/14 0001 03CHECK

487.37

☐ 100 Hazel Path, Suite A Hendersonville, Tennessee 37075	☐ 1310 Memorial Boulevard Springfield, Tennessee 37174	☐ 4733 Andrew Jackson Pkwy. #1-C Hermitage, Tennessee 37076
☐ 1187 Vultee Boulevard Nashville, Tennessee 37217	☐ 1885-C Ft. Campbell Boulevard Clarksville, Tennessee 37042	☒ 557 Sam Ridley Pkwy W., Suite A Smyrna, Tennessee 37167
	☐ 111 W. College Street Murfreesboro, Tennessee 37130	☐ 155 Franklin Road, Suite 150 Brentwood, Tennessee 37027



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

RECEIVED OF _____

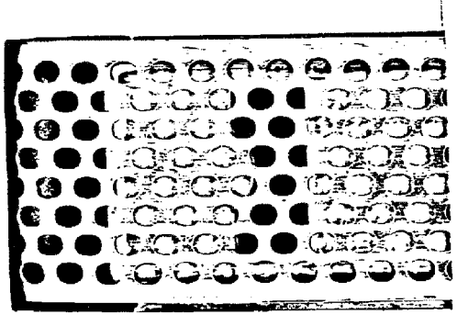
FOR _____

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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	
				128750.00
			CON TX	476.37
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	487.37
			CHECK	487.37
		07/14/98	01	09:04 0001 2879

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0461813
IDENTIF. ↑ REFERENCE

98 JUL 14 AM 9:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1318584