BOOK 11241 PAGE 793

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 270,101.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: 4/16/2002
(AFFIX SEAL)

MAD **THIS INSTRUMENT WAS PREPARED BY**
Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-0430

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William G. Leavell	First American National Bank	132-14-39
(NAME)	(NAME)	
4707 Churchwood Drive	First American Center	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37220	Nashville, TN 37237-1701	
(CITY) (STATE) (ZIP)	(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, Theresa Elizabeth Jones and Mary Bernice Denney Jones, Both Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William G. Leavell and Gina G. Leavell, husband and wife

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 the 7th, formerly 11th Civil District, being Lot No. 51 on the plan of Oak Hill Valley Subdivision, not of record, described as follows: Beginning on the northerly margin of Robertson Academy Road at the corner of Lots Nos. 51 and 52; thence with said Road, eastwardly 136.99 feet to the beginning of a curve; thence around said curve with a radius of 25 feet in a northeasterly direction, 26.40 feet to the westerly margin of Churchwood Drive; thence with said Drive, northeastwardly 116.61 feet to a point and continuing in the same direction 60 feet, in all 176.61 feet to the corner of Lots Nos. 51 and 84; thence with the line between Lots Nos. 51 and 84, northwestwardly 120.5 feet to the common corner of Lots 51, 83, and 84; thence with the line between said Lots Nos. 51 and 83, westwardly 135 feet to the corner of Lots Nos. 51 and 52; thence with the line between said Lots Nos. 51 and 52, southwardly 220 feet to the beginning.

Being that same property conveyed to James Randolph Jones, Jr. and wife, Mary Bernice Denney Jones by Deed from Oak Hill Land Company, a Tennessee corporation. James Randolph Jones, Jr. having since died. Further to Theresa Elizabeth Jones by Quit Claim Deed from Mary Berniece Denney Jones, retaining a life estate, of record in Book 10446, Page 800, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ( )
This is improved (X) property, known as 4707 Churchwood Drive, Nashville, Tennessee 37220
(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 1st day of December 19 98

Theresa Elizabeth Jones

Theresa Elizabeth Jones

Mary Bernice Denney Jones

Mary Bernice Denney Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theresa Elizabeth Jones and Mary Bernice Denney Jones

the bargainor s, 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 Brentwood, Tennessee, this 1st day of December, 19 98.

Commission expires 4/16/2002

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_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

7187 12/08 0101 03CHECK 1040.27

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WARRANTY DEED

FROM

Theresa Elizabeth Jones and Mary Bernice Denney Jones

TO

William G. Leavell and Gina G. Leavell, husband and wife

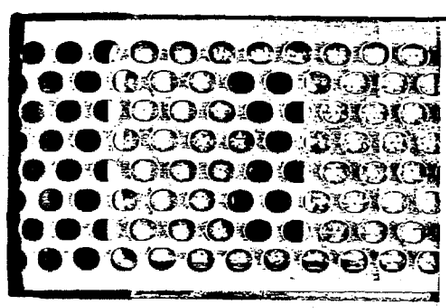
RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027

0522159
IDENTIF. # REFERENCE

98 DEC -8 AM 10:48

BILL BARRETT / REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

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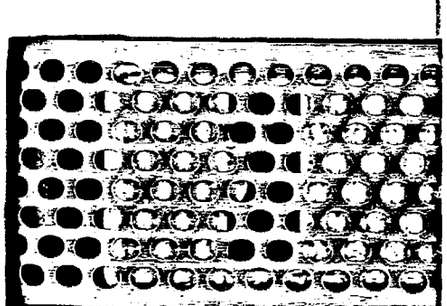
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 277101.00
CON TX 1025.27
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1040.27
CHECK 1040.27

12/08/98 01 10:49 0001 7187

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



052159
IDENTIF. # REFERENCE

98 DEC -8 AM 10:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1382178