File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 11254 PAGE 746

#16160

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROY W. NOVAK (NAME)	New Owner (NAME)	161-6-C
26 Compton Trace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	46.00 CO
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA91600

FOR AND IN 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, RUSSELL B. LEFTWICH AND EMILY G. LEFTWICH, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROY W. NOVAK AND ROBERT L. PENNINGTON, JR., joint tenants, with the right of survivorship, and not as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Burton Hills Estates Tract 9, as of record in Plat Book 6250, page 596, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Russell B. Leftwich and wife, Emily G. Leftwich by deed from Compton Trace Venture, a Tennessee general partnership of record in Book 8248, page 898, said Register's Office, the said Russell B. Leftwich and Emily G. Leftwich having since divorced.

This conveyance is made subject to: (1) Restrictions of record in Book 6644, page 23, amended in Book 6917, page 730, Book 6517, page 522, amended in Book 6778, page 536; (2) Charter of record in Book 6517, page 505, amended in Book 6921, page 216, Book 6665, page 1, amended in Book 6921, page 210, Book 6517, page 511, and amended in Book 6921, page 214; (3) Dedication of common area of record in Book 6917, page 706; (4) Agreement of record in Book 6470, page 383, and in Book 6655, page 47; and (5) All matters appearing on the Plan of record in Plat Book 6250, page 596, said Register's Office.

0525979
IDENTIF. ← REFERENCE

98 DEC 16 AM 10:01
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 26 Compton Trace, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of DECEMBER, 19 98

Russell B. Leftwich
RUSSELL B. LEFTWICH

Emily G. Leftwich
EMILY G. LEFTWICH

BOOK 11254 PAGE 747

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~RUSSELL B. LEFTWICH AND EMILY G. LEFTWICH~~ with whom I am personally acquainted, and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained.

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

My commission expires 9/23/2000 Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 437,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 19 00

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

RUSSELL B. LEFTWICH AND

EMILY G. LEFTWICH

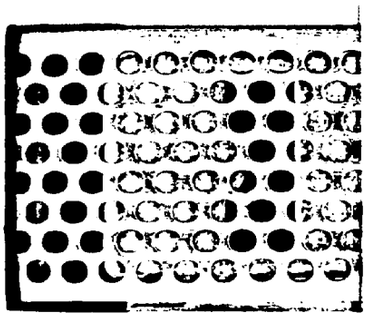
TO

ROY W. NOVAK AND

ROBERT L. PENNINGTON, JR.,

1335 12/16 0101 01CHECK 1629

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11254 PAGE 748

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

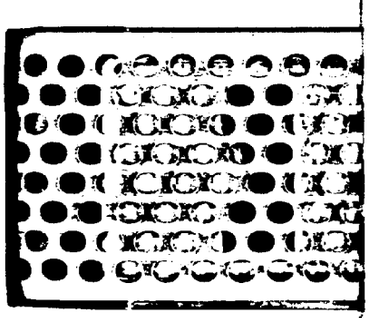
CAMT	437500.00
CON TX	1618.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1629.75
CHECK	1629.75

12/16/98 01 10:01 0001 1335

0525979
IDENTIF. ← REFERENCE

98 DEC 16 AM 10:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1400791