prepared by

63

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 83,000.00

Affiant

Subscribed and sworn to before me, this 4th day of January, 1999.

My commission expires: 5/20/02

Notary Public

BOOK 11289 PAGE 183

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
1208 ROSEBANK COURT NASHVILLE, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 83-4/206.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

LINDA DARLENE STEELY LEPTIC

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

JOSH LOWE AND SARAH LOWE, HUSBAND AND WIFE

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

See Appendix A

Property Address: 1208 ROSEBANK COURT, NASHVILLE, TN

05345577
IDENTIF. & REFERENCE

99 JAN -8 PM 2:00
[illegible] REGISTER
DAVIDSON COUNTY, TN.

0459 01/08 0101 03CHECK 322.10

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

This conveyance is made subject to:

1. 19 99 taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 4th day of January, 1998.

Linda Darlene Steely Leptic

LINDA DARLENE STEELY LEPTIC

State of Tennessee
County of Davidson

On this 4th day of January, 1998, before me personally appeared ~~Joshua~~ Linda Darlene Steely Leptic to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal,
My Commission expires:

5/20/22

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

APPENDIX A

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Rosebank Heights, as of record in Book 2133, pages 38, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the easterly margin of Rosebank Court, said point being the common corners of Lots Nos. 7 and 8 in said subdivision thence with the margin of Rosebank Court, northerly and around a slight curve 43 feet to a point, same being the common corners of Lots Nos. 7 and 6; thence with the line between said lots northeasterly 153.3 feet to a point; thence easterly 142.9 feet to a point; thence southerly 135 feet to a point, same being the common rear corners of Lots 7 and 8; thence with the line between said lots westerly 220.8 feet to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO LINDA DARLENE STEELY LEPTIC BY QUIT CLAIM DEED FROM WILLIAM BASIL LEPTIC DATED AUGUST 10, 1992 AND RECORDED AUGUST 11, 1992 IN BOOK 8699, PAGE 219, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11289 PAGE 186

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	83000.00
CON TX	307.10
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	322.10
CHECK	322.10

01/08/99 01 13:59 0001 0459

0534557

IDENTIF. & REFERENCE

99 JAN -8 PM 2:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1409830