0570530

IDENTIFICATION REFERENCE

99 APR -6 PM 6:20

BILL G... REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 40756
Dav. Co. File: Box 8

BOOK 11419 PG. 521

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David L. Lechleiter Pamela S. Lechleiter 3705 Edgewater Drive Nashville, TN 37217	Irwin Mortgage Corporation 90265 Counselor's Row Indianapolis, IN 46240

TAX MAP-PARCEL NUMBERS: 136-11-015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 132,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James H. Stedman, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David L. Lechleiter and spouse, Pamela S. Lechleiter,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of Section Two, Priest Lake Park of record in Plat Book 4175, pages 56, 57 & 58 Register's Office for said County.

SAID Lot No. 15 fronts 96.00 feet on the southwesterly margin of Edgewater Drive and extends back 155.94 feet on the northwesterly line and 150.19 feet on the southeasterly line to a broken line in the rear, measuring 96.19 feet thereon.

BEING the same property conveyed to James H. Stedman and wife, Elizabeth L. Stedman by deed from Marlon D. Faulkner and wife, Carol D. Faulkner of record in Book 6088, page 922, Register's Office for said County. The said Elizabeth L. Stedman has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan of record in Plat Book 4175, pages 56, 57 & 58, said Register's Office, shows an owner's certificate, a 30 foot minimum setback line from Edgewater Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 5 foot easement for public utility and drainage purposes along both side lines of said lot;

This is improved property, known as: 3705 Edgewater Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of March, 1999.

James H. Stedman

James H. Stedman

Carol B. Stedman

Carol B.Stedman

BOOK 11419 PG. 522

State of Tennessee
County of Davidson

On this 30th day of March, 1999, before me the undersigned authority, personally appeared **James H. Stedman and Carol B. Stedman**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 132,000.00

Affiant

Sworn and subscribed before me on the 30th day of March, 1999.

My Commission Expires: 9-28-2002

CINDY RICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 28 2002

Notary Public

1 04/06 0101 03CHECK 499.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11419 PG. 523

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

0570530

IDENTIFICATION REFERENCE

99 APR -6 PM 6:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 132000.00
CON TX 488.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 499.40
CHECK 499.40

04/06/99 01 18:22 0001 8501

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1447521