FIRST TITLE & ESCROW CO., INC,
#1-328

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

BOOK 11429 PG. 660

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KENNETH A. LEISER	SUNTRUST BANK, NASHVILLE, N.A.	MAP 117-11
(NAME)	(NAME)	
1715 Woodmont Boulevard	P.O. Box 305110	PARCEL 45
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Nashville, Tennessee 37230-5110	FB# 16DA3263
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, WILLIAM CARL POSEY, JR. AND WIFE, DEBRA A. POSEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH A. LEISER AND WIFE, BEVERLY B. LEISER

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. 77 in O.F. Noel's Subdivision of Watkins Grove, Plan not of record, said Lot No. 77 fronting 200 feet on the south side of Woodmont Avenue running back between parallel lines, 155 feet to the northerly line of Lot No. 78, more particularly described as follows:

Beginning at the southwest corner of the intersection of Woodmont Avenue and Amanda Street, which corner is 900 feet West of the West margin of Belmont Blvd., on the South margin of Woodmont Avenue, running thence westerly with the South margin of Woodmont Avenue 200 feet; thence at right angles southerly 155 feet to the common corners of Lots No. 100, 99, 78 and 77 thence at right angles easterly 200 feet of the West margin of Amanda Street; thence northerly with the West margin of Amanda Street, 155 feet to the beginning.

Being the same property conveyed to Willilam Carl Posey, Jr. and wife, Debra A. Posey by deed from Alva T. Harrell and wife, Myra Delores Harrell of record in Book 9764, page 13, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; and (2) Restrictions of record in Book 620, page 141, said Register's Office.

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

99 APR 13 AM 10:33
REGISTER
DAVIDSON COUNTY, TN.

05733567
INSTRUMENT NUMBER REFERENCE

unimproved ( )
This is improved (XX) property, known as 1715 Woodmont Boulevard, 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 9th day of April 1999

WILLIAM CARL POSEY, JR.

DEBRA A. POSEY
BY WILLIAM CARL POSEY, JR. AS ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM CARL POSEY, JR. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 9th day of April, 1999.

My commission expires _____ Notary Public _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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.

My Commission Expires SEPT. 23, 2000

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

My commission expires _____ Notary Public _____

1819 04/13 0101 03CHECK 1602.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, William Carl Posey, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therin contained, and who further acknowledged that he is the Attorney-in-Fact for the said Debra A. Posey and is authorized by the said Debra A. Posey to execute this instrument on her behalf.

Witness my hand, at Office, this 9th day of April, 1999.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April, 1999.

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

FROM

WILLIAM CARL POSEY, JR. AND WIFE, DEBRA A. POSEY

TO

KENNETH A. LEISER AND WIFE, BEVERLY B. LEISER

PLEASE RETURN TO:
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 11429 PG. 662

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

05735567

99 APR 13 AM 10:33

	CAMT
	430000.00
CON TX	1591.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1602.00
CHECK	1602.00

04/13/99 01 10:35 0001 1819

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1450804