FILE BOX 9-B
FIRST TITLE & ESCROW CO., INC.
#16430

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 11458 PG. 845

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RUSSELL B. LEFTWICH (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	MAP 104-14-A
317 Whitworth Way (STREET ADDRESS OR ROUTE NUMBER)	3212 West End Ave., #500 (STREET ADDRESS)	PARCEL 7.00co
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	FB# 7DA3066

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, ROCHFORD REALTY & CONSTRUCTION CO., INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUSSELL B. LEFTWICH, UNMARRIED

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 County, Tennessee, being Lot No. 7 on the Plan of Whitworth Phase 3 Section 1, as of record in Plat Book 7900, page 866-868, amended in Book 9582, page 834, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Rochford Realty & Construction Co., Inc. by deed from Lake Whitworth, LLC of record in Book 10809, page 544, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 8026, page 305, annexed in Book 10503, page 139, amended in Book 8282, page 45, Book 9778, page 27; Book 9567, page 216; Book 9567, page 185; Book 9567, page 259; Book 9567, page 301; (3) Dedication of common area of record in Book 10053, page 692; (4) Charter of record in Book 10428, page 795, Book 8090, page 691, amended in Book 8283, page 523; (5) Designation & Agreement of record in Book 9738, page 770; (3) Easements of record in Book 3467, page 204, and Book 3573, page 442; Book 9736, page 221; (6) Agreement of record in Book 10633, page 334; and (7) All matters appearing on the Plan of record in Plat Book 5900, page 838 thru 841, Book 7900,pages 866 thru 868, amended in Book 9582, page 834, said Register's Office.

unimproved ( )
This is improved (X) property, known as 317 Whitworth Way, Nashville, Tennessee 37205

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 ~~30th~~ day of April, 1999

James G. Morrissey

ROCHFORD REALTY & CONSTRUCTION CO., INC.
BY: JAMES G. MORRISSEY

STATE OF TENNESSEE

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.

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

My commission expires _____ Notary Public _____

BOOK 11458 PG. 846

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

JAMES G. MOPRISSEY

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 Vice-President of _____

ROCHFORD REALTY & CONSTRUCTION CO., INC. 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 30th day of April, 19 99.

My commission expires _____ Notary Public _____

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

My Commission Expires SEPT. 23, 2000

0581694

99 MAY -3 PM 2:11

A REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 444,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1999

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Notary Public

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

WARRANTY DEED

FROM

ROCHFORD REALTY & CONSTRUCTION CO., INC.

TO

RUSSELL B. LEFTWICH, UNMARRIED

083 2571 RECORDED 10:10 05/03/1999

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 BOOK 11458 PG. 847

FOR

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

0581694

IDENTIFICATION REFERENCE

99 MAY -3 PM 2:11

REGISTER
DAVIDSON CO. TN.

CAMT	
	444000.00
CON TX	1642.80
RFTTE	1.00
MREED	8.00
CFEE	2.00
TOTAL	1653.80
CHECK	1653.80

05/03/99 01 -14:1E 0001 0476

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455170