0601127

REFERENCE

35

This instrument prepared by:
Joseph B. Pitt, Jr. Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 00291776

99 JUN 17 PM 2:20

REGISTER
COUNTY, TN.

BOOK 11532 PAGE 716

1159 06/17 0101 03CHECK 1150.60

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Michael A. Leech Elizabeth J. Leech	(NAME) First American Bank	Field Book No. 07DA-92964
(STREET ADDRESS OR ROUTE NUMBER) 103 Cantrell Square	(STREET ADDRESS) 200 East Capitol St, Ste 847	Map 116-8-L
(CITY) (STATE) (ZIP) Nashville, TN 37215	(CITY) (STATE) (ZIP) Jackson, MS 39201	Parcel 102

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, W. Stan Pratt and wife, Exie R. Pratt, *have this day bargained and sold, and do hereby transfer and convey unto the said* Michael A. & Elizabeth J. Leech *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2, on the Plan of Cantrell Square, established by Exhibit "C" to the Master Deed of record in Book 7223, page 644, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to W. Stan Pratt and wife, Exie R. Pratt, by deed from Ellen R. Christianson and husband, George Howard Christianson, II, of record in Book 11010, page 963, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY O F Williamson

The actual consideration or value whichever is greater, for this transfer is $308,000.00

Subscribed and sworn to before me this the ____ *day of* June 14 *19* 99

Affiant

My commission expires: _____ My Commission Expires [illegible]
(Affix Seal)

Notary Public

This is unimproved ( ) improved (x) property, known as 103 (House Number) Cantrell Square (Street) Nashville, TN (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claimng by, through or under the grantor.

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

Witness our hand this 14th *day of* June, *19* 99, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. Stan Pratt

W. Stan Pratt

Exie R. Pratt

Exie R. Pratt

STATE OF Mississippi
COUNTY OF Hinds

Personally appeared before me, Charlotte C. Armstrong, *a Notary Public in and for said County and State , the within named bargainor* W. Stan Pratt and wife, Exie R. Pratt, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* They *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Jackson MS *this* 25th *day of* May, *19* 99

Charlotte C. Armstrong
Notary Public
Charlotte C. Armstrong

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 11, 2003
BONDED THRU STEGALL NOTARY SERVICE

My Commission Expires:

STATE OF _____
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____, *this* ___ *day of* _____, *19*___.

_____
Notary Public

*My Commission Expires:*_____

Encumbrances:

1) Taxes for 1999: A lien, but not yet due and payable.

2) Subject to all matters shown on the Plan set forth as Exhibit "C" to the Master Deed of record in Book 7223, page 644, Register's Office for Davidson County, Tennessee.

3) The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Cantrell Square, of record in Book 7223, page 644, Register's Office for Davidson County, Tennessee.

4) Subject to declaration of easement of record in Book 7041, page 468, said Register's Office.

5) Subject to overhead line easement granted to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said government of record in Book 7255, page 1, said Register's Office.

6) Subject to rights of others in and to the common areas/elements.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11532 PAGE 718

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

06011127

REFERENCE

99 JUN 17 PM 2:20

REGISTER
DAVIDSON COUNTY, TN.

CAMT	308000.00
CON TX	1139.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1150.60
CHECK	1150.60

06/17/99 01 14:24 0001 1159

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479741