Return To:

Brian L. Smith, Esq. & Associates
P.O. Box 663
Gallatin, TN 37066

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11563 PAGE 283

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00.

Christy Leggett
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 1st day of July, 1999.

Notary Public

My Commission Expires: 9-11-2001

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

99 JUL -8 AM 8:40

060912 6

REFERENCE

ADDRESS NEW OWNER(S) AS FOLLOWS:
Timothy E. Wilson, Jr.
2224-A Cabin Hill Road
Nashville, Tennessee 37214

SEND TAX BILLS TO:
First Trust
6525 Quail Hollow, Suite 300
Memphis, Tennessee 38120

MAP-PARCEL NUMBERS:
Map 73-7 Parcel 166

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christy A. Leggett, a married woman,** and hereinafter referred to as Grantor, hereby transfers and conveys to **Timothy E. Wilson, Jr., an unmarried man,** hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot Number 57A on the Zone Lot Division of Lots 54, 55, 56, 57 and 58 on the Plan of Cabin Hill Subdivision, Section One, of record in Plat Book 6250, page 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christy A. Leggett, a married person, by deed from Brian D. Martin, a married person of record in Book 10195, page 627, Register's Office for Davidson County, Tennessee.

H. V. Leggett as spouse of Christy A. Leggett hereby joins in this conveyance for the purpose of relinquishing his marital rights in the subject property.

County taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2224-A Cabin Hill Road , Nashville, Tennessee 37214.

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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.

Witness my hand this 1st day of July, 1999.

Christy Leggett

Christy A. Leggett

H V Leggett

H. V. Leggett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christy A. Leggett, and husband, H. V. Leggett , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of July, 1999.

Notary Public

My Commission Expires 9-11-2001

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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

BOOK 11563 PAGE 285

0609126

IDENTIF. & REFERENCE

99 JUL -8 AM 8:41

REGISTER
DAVIDSON COUNTY, TN.

RAMT	66000.00
ETYPE	CO
MAMT	66000.00-
CAMT	66000.00
CON TX	244.20
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	255.20
CHECK	255.20

07/08/99 01 08:42 0001 9727

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1488099