OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 3103125

BOOK 11582 PAGE 153

STATE OF TENNESSEE }
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,000.00

Julia Lever
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th DAY OF JULY, 19 99.

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Andrew W. Lever and wife (NAME)	NEW OWNER AT SAME ADDRESS (NAME)	104-10-127
3304 Overlook Dr. (ADDRESS)	(ADDRESS)	26W-07780
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $143,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~I~~ I, Mark A. Combs, an unmarried person

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Andrew W. Lever and wife, Julia B. Lever

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 170** on the Map of **R.W.Grizzard's Subdivision** of part of the **Bosley Tract,** a plan which is **NOT OF RECORD,** and fronting 70-feet along the northwesterly margin of **Overlook Drive** and more completely described in that certain deed of record at **Book 10226, page 948,** Register's Office for said County, to which deed reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book **10226** , page **948** , said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (not withstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

1. Restrictive Covenants of record at Book 2011, page 89, said Register's Office.

SPECIAL NOTE to subsequent title examiners... Being all the same property conveyed to Mark A. Combs by deed from Eugene T. Collins dated 10-15-96, as of record at Book 10226, page 948 RODCT; and, being all the same property conveyed to Eugene T. Collins by deed from Catherine Atwell, sole heir at law of Joyce Deasel dated 10-12-94, as of record at Book 9493, page 605 RODCT; and, being all the same property conveyed to Joyce Deasel by deed from Florence Beers Satterfield dated 09-08-80, as of record at Book 5648, page 820 RODCT. The said Joyce Deasel died intestate on 04-09-93 (see Rule No. 93P-623, Davidson County, TN., Probate Court Clerk's Office), leaving her sole heirs being Florence Deasel, her mother, and Catherine D. [Deasel] Atwell, her sister. By instrument dated 09-24-93, filed with said Probate Court and of record at Book 9098, page 169, the said Florence Deasel, mother of decedent, disclaimed any interest in decedent's [Joyce Deasel] estate, leaving the said Catherine Atwell as the sole heir of said estate. Said "Disclaimer" is executed by the said Catherine D. Atwell as the Attorney-in-Fact for the said Florence Deasel (see Power of Attorney at Book 7960, page 385, said Register's Office).

~~unimproved~~ <=>

This is improved (X) property, known as 3304 Overlook Dr., Nashville, TN 37212
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their 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 our hands this 20th day of JULY, 19 99

Mark A. Combs

99 JUL 21 PM 1:13

0611293

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mark A. Combs, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of JULY, 19 99.

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared_____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0614293

IDENTIF. & REFERENCE

99 JUL 21 PM 1:13

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	
	143000.00
CON TX	529.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	540.10
CHECK	540.10

07/21/99 01 13:17 0001 5287

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493590