STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Donnie H. Masters
Affiant

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

Notary Public

My Commission Expires: 11.1901

MAIL ENV.

WARRANTY DEED

99 SEP -2 PM 1:43
REGISTER
DAVIDSON COUNTY, TN.

06311798

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Donnie H. Masters and Mary A. Masters
1329 Kenwood Avenue
Nashville, Tennessee 37216

415.00

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
061-120-018.00

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, **Kay Leatherwood York, Daniel Walter Leatherwood and David Anthony Leatherwood** hereinafter referred to as Grantor, hereby transfers and conveys to **Donnie H. Masters, and wife, Mary A. Masters** 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:

LAND in Davidson County, Tennessee, being Lot No. 9 of Block "H" on the Plan of Jackson Park, Section 3, not of record, described according to a survey made by W. B. Southgate, Surveyor, in 1930, as follows: BEGINNING on the northerly margin of Kenwood Drive, at the corner of Lots Nos. 7 and 9; thence with the line between said lots, northwardly 295 feet to the southerly line of Lot No. 11, thence with the south line of Lots Nos. 11, 12, and 13, eastwardly 200 feet to the northeast corner of Lot No. 9 thence with the east line of said lot, southwardly 295 feet to the northerly margin of Kenwood Drive; thence with the northerly margin of said Drive, westwardly 200 feet to the beginning.

Being the same property conveyed to Walter S. Leatherwood and wife, Ruth A. Leatherwood by deed from Will Ross Woodward and wife, Beatrice Murray Woodward of record in Book 4378, page 85, Register's Office for Davidson County, Tennessee. And further conveyed to Daniel Walter Leatherwood, David Anthony Leatherwood and Kay Leatherwood York, by Quitclaim Deed from Walter S. Leatherwood and wife, Ruth A. Leatherwood of record in Book 11141, page 872, said Register's Office.

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 1329 Kenwood Avenue, Nashville, Tennessee 37216.

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 September, 1999.

Kay Leatherwood York

Kay Leatherwood York

Daniel Walter Leatherwood by Kay Leatherwood York

Daniel Walter Leatherwood

David Anthony Leatherwood by Kay Leatherwood York

David Anthony Leatherwood

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 Kay Leatherwood York with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 1st day of September, 1999.

Notary Public

My Commission Expires 11/18/01

DONALD R. BARRETT JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Kay Leatherwood York with whom I am personally acquainted or proved to me on the basis of satisfactory evidence that she is the Attorney-in-Fact of Daniel Walter Leatherwood and is authorized by Daniel Walter Leatherwood to execute the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 1st day of September, 1999.

Notary Public

My Commission Expires: 11/18/01

DONALD R. BARRETT JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Kay Leatherwood York with whom I am personally acquainted or proved to me on the basis of satisfactory evidence that she is the Attorney-in-Fact of David Anthony Leatherwood and is authorized by David Anthony Leatherwood to execute the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 1st day of September, 1999.

Notary Public

My Commission Expires: 11-18-01

DONALD R. BARRETT JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11647 PAGE 445

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

0631798

IDENTIFICATION/REFERENCE

99 SEP -2 PM 1:43

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

AMT	
	110000.00
CO TX	407.00
PRFEE	1.00
MTGFEE	5.00
CFEE	2.00
TOTAL	415.00
CHECK	415.00

09/02/99 01 13:43 0001 4123

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512161