THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-8921

MAP GROUP PARCEL
034 03 0 B 504

NEW OWNER'S NAME AND ADDRESS:
David Froggett, Sr.
504 Churchill Crossing
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Derek R. Leitner, does hereby transfer and convey unto David Froggett, Sr. and Marietta J. Froggett, as tenants in common with right of survivorship, their heirs and assigns, hereinafter called Grantees , property described as follows:

LAND in Davidson County, Tennessee,

BEING Unit No. 504 of Churchill Crossing, a Horizontal Property Regime established by the Master Deed and By-Laws of record in Book 7792, Page 915, and amendment thereto in Book 7804, Page 616 and in Book 7845, Page 540, and again in Book 10635, Page 110, Register's Office for Davidson County, Tennessee, a plat of which is of record in Book 7900, Page 25 , Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

The subject property is improved property commonly known as 504 Churchill Crossing, Madison, Tennessee 37115

BEING the property conveyed to Grantor herein by deed of record in Book 11295, Page 744, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenant with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

Grantor further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Derek R. Leitner

0637344
REFERENCE
99 SEP 20 AM 10:34
REGISTER
0051 09/20 0101 03CHECK 332.90

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Derek R. Leitner, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 13th day of September, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $87,000.00.

AFFIANT

Sworn to and subscribed before me, this the 13th day of September, 1999.

NOTARY PUBLIC

My Commission Expires:
2/3/02

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11667 PAGE 720

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

0637344

99 SEP 20 AM 10:34

CAMT 87000.00
CON TX 321.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 332.90
CHECK 332.90

09/20/99 01 10:37 0001 0051

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1518003