186

BOOK 11714 PAGE 117

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **October, 1999** between THE LEADER MORTGAGE COMPANY, LLC., AN OHIO LIMITED LIABILITY CO, GRANTOR, and LELAND D. WATTS, A MARRIED MAN, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, THE LEADER MORTGAGE COMPANY, LLC., AN OHIO LIMITED LIABILITY CO, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto LELAND D. WATTS, A MARRIED MAN, hereinafter referred to as GRANTEE, ITS successors, heirs and assigns, AN UNDIVIDED TWENTY NINE AND 02/100 PERCENT (29.02%) TENANTS IN COMMON INTEREST in and to certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1713 LUTON, NASHVILLE, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, ITS heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said GRANTEE, ITS successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the duly authorized official of GRANTOR on the day and year first above written.

THE LEADER MORTGAGE COMPANY, LLC.
AN Ohio LIMITED LIABILITY COMPANY

by: _____
JAMES L. HOOK, PRESIDENT & CEO
Signature of Seller

2897 10/22 0101 03CHECK 148.20

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064190

RECEIVED FOR RECORD

CORPORATE
STATE OF ~~TENNESSEE~~ OHIO)
COUNTY OF CUYAHOGA)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, JAMES L. HOOK with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be PRESIDENT AND CEO of THE LEADER MORTGAGE COMPANY, LLC., the within named bargainor, a limited liability company, and that he/she as such PRESIDENT AND CEO, executed the foregoing instrument for the purpose therein contained, by signing the name of the LLC by himself (or herself) as PRESIDENT AND CEO.

Witness my hand, at office, in CUYAHOGA, ~~DAVIDSON~~ County, this **15th**, day of **October, 1999**.

Notary Public JOHN B. SABAL
NOTARY PUBLIC - STATE OF OHIO
My Commission Expires

My Commission Expires: _____

Name and Address of Property Owner:

LELAND D. WATTS
2819 GALLATIN ROAD
NASHVILLE, TN 27216

Property Address:

1713 LUTON
NASHVILLE, TN

Person Responsible for Taxes:

Map & Parcel #: MAP 71-7, PARCEL 170

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF CUYAHOGA

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$36,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant JAMES L. HOOK

Sworn to and subscribed before me, a Notary Public, this **15th** day of **October, 1999.**

Notary Public JOHN B. SABAL
NOTARY PUBLIC - STATE OF OHIO
My Commission Expires 10-7-2002

My Commission Expires: _____

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, BEING Lot No. 16 on the Map of the Re-Subdivision of I.D. Luton's addition as of record in Book 974, page 55, Register's Office for Davidson County, Tennessee.

SAID Lot No. 16 fronts 70 feet on the easterly side of Luton Street and runs back 200.7 feet on the northerly line and 202.4 feet on the southerly line to a dead line measuring 70 feet thereon.

BEING a portion of the same property conveyed to THE LEADER MORTGAGE COMPANY, LLC., AN OHIO LIMITED LIABILITY CO, by Deed from JOSEPH R. PROCHASKA, SUCC. TRUSTEE, of record in Book 8130, Page 135, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 71-7, PARCEL 170).

2. All matters as set forth on the Plan of record in Plat Book 547, page 189, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Joint Driveway Agreement, of record in Book 6898, page 408, said Register's Office.

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

06494946

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MAMT 36000.00
CON TX 133.20
PRFEE 1.00
WDEED 12.00
CFEE 2.00
VOID
MAMT 36000.00
CAMT 36000.00
TOTAL 148.20
CHECK 148.20

10/22/99 01 14:23 0001 2897

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1530687