WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This conveyance is to a revocable living trust and is exempt from the transfer tax pursuant to Tennessee Code Annotated. Section 67-4-409 (a) (3) (E).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 1999.

Notary My Commission Expires MAR. 24, 2001

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan J. Leanse and Eleanor I. Leanse Revocable Trust	AmSouth Bank	132-5-144
(NAME)	(NAME)	
2206 Century Hill	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90067	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Stacy W. Sturm and wife Amy G. Sturm, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathan J. Leanse and Eleanor I. Leanse Revocable Trust, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A lot or parcel of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being the southerly 75 feet of the westerly part of lot No. 17 and that part of Park Avenue immediately west of same on the map of Glendale Park, as of record in Book 57, Page 141, Register's Office for said County, described together as follows:

BEGINNING on the westerly line of Glendale Park, at the southwest corner of the property conveyed to Bart T. DeVasure and wife, Eudell DeVasure, by deed from Delmer Luster and wife, of record in Book 1416, Page 494, said Register's Office; thence with the southerly boundary line of said DeVasure property, easterly 210 feet to a point; thence at right angles, southeasterly 210 feet to a point; thence at right angles, southeasterly 210 feet to a and point; thence at right angles, southwardly 75 feet to a point in the line between lots No. 17 and 24, westwardly and crossing said Park Avenue, in all 210 feet to a point in the easterly line of said Glendale Park; thence with the easterly line of said Glendale Park, northwardly 75 feet to the beginning.

Being the same property conveyed to Stacy W. Sturm and wife Amy G. Sturm, by deed of record in Book 10420, Page 196, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ■ property, known as 4334 General Bate Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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.

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Witness my/our hand(s) this 12th day of November, 1999.

Stacy W. Sturm

Amy G. Sturm

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 Stacy W. Sturm and wife Amy G. Sturm with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of November, 1999.

Commission expires: May 26, 2002

Elizabeth E. Triplett Notary Public

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