BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

This Instrument Prepared By:
**Bottorff, Kavin & Cook, PLC**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

PK

ADDRESS NEW OWNER:
**Michael D. Leonard**
**1840 Primrose Ave.**
**Nashville, Tennessee 37212**

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:

MAP **117-4**
GROUP
PARCEL **342.00**

Instr:200001120004239 Page: 1 OF 2
REC'D FOR REC 01/12/2000 9:55:35AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $555.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Steven Kurt Denny, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Michael D. Leonard, unmarried, Laura J. Waligora, unmarried, and David J. Leonard, married**, 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:

Land in Davidson County, Tennessee, being Lot No. 5 on Block "A" on the Plan of Belmont Terrace Annex No. 4, of record in Book 974, page 97, Register's Office, Davidson County, Tennessee.

Said Lot No. 5 fronts 52.00 feet on the northerly margin of Primrose Avenue and runs back 160.1 feet on the northwest line and runs back 160.00 feet on the southeast line to a broken line in the rear which measures 70.00 feet thereon.

Being the same property conveyed to Steven Kurt Denny, unmarried by deed from Leslie Barrett Kinkead and Clarence L. Holmes, both unmarried of record in Book 11703, page 238, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2000 and subsequent years.

This is improved property known as 1840 Primrose Ave., Nashville, Tennessee 37212.

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, GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 30th day of November, 1999.

Steven Kurt Denny

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Steven Kurt Denny, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of November, 1999.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Sept 23, 2000

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of November, 1999.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Sept 23, 2000