Instr:200001140005301 Page: 1 OF 2
REC'D FOR REC 01/14/2000 5:20:25PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $310.80

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00.

Eugenia Kay Harris
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of December, 1999.

Notary Public

My Commission Expires: 11-18-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Eugenia Kay Harris
415 Leisure Lane
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/parcel: 162-160-C-024.00 CO

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, **Alan Rowbal and wife, Patrice M. Rowbal,** hereinafter referred to as Grantors, hereby transfer and convey to **Eugenia Kay Harris, a single woman,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land situated in Davidson County, Tennessee, being Lot Twenty-Four (24), on the Plan of the Second Revision of LEISURE HEIGHTS, Phase 1, Section 2, Revised of record in Book 6900, page 440, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

There is further hereby conveyed a perpetual non-exclusive easement for ingress and egress by pedestrian or vehicular traffic to said lots as said rights of ingress and egress to said lots as shown on the aforesaid lot.

There is further conveyed as appurtenances to the aforesaid lots the designated parking spaces for said lots as set forth on the aforesaid plat to which reference is here made for a more complete description.

Being the same property conveyed to Alan Rowbal by Warranty Deed from Athens Federal Savings and Loan Association of record in Book 8193, page 718 in said Register's Office. The said Patrice M. Rowbal hereby joins in to convey any marital interest she may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Book 6900, page 440 in said Register's Office.

Easement for ingress/egress of record in Book 4984, page 569 in said Register's Office.

Easement for Metro of record in Book 8105, page 268 in said Register's Office.

HOA Charter of record in Book 6164, page 438 in said Register's Office.

Water/Septic Easements/Conveyances of record in Book 5287,page 979; Book 5297, page 976; Book 5025, page 614; Book 5020, page 739 and in Book 6303, page 596 in said Register's Office.

Quitclaim Deed of Common area of record in Book 6259, page 859 in said Register's Office.

Storm Water Detention Agreement of record in Book 6145, page 226 in said Register's Office.

All matter of record as shown on Plat of record in Plat Book 5208, page 609 in said Register's Office.

Restrictive covenants/Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 6146, pages 241-298, as amended in Book 6150, page 585; Book 6259, page 862 and in Book 7303, page 232 all in said Register's Office.

All other easements and restrictions of record in said Register's Office.

County/City Taxes for the year 1999 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 415 Leisure Lane, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** 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 **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.

Witness my hand this 30th day of December, 1999.

Alan Rowbal by K. Thomas Sidwell, Atty-in-fact
Alan Rowbal by K. Thomas Sidwell, Atty-in-fact

Patrice M. Rowbal by K. Thomas Sidwell, Atty-in-fact
Patrice M. Rowbal by K. Thomas Sidwell, Atty-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, K. Thomas Sidwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Alan Rowbal and wife, Patrice M. Rowbal and who acknowledged that he executed the same as the free act and deed of the said Alan Rowbal and wife, Patrice M. Rowbal, by virtue of the Power of Attorney, duly executed by the said Alan Rowbal and wife, Patrice M. Rowbal.

Witness my hand and official seal this 30th day of December, 1999

Notary Public

My Commission Expires:

11-18-01