PICK-UP

Instr:200006230062834 Page: 1 OF 2
REC'D FOR REC 06/23/2000 3:12:05PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1539.20

THIS INSTRUMENT PREPARED BY:

JOSEPH L. LACKEY, JR.
1230 AMSOUTH CENTER
315 DEADERICK STREET
NASHVILLE, TENNESSEE 37238-1230
(615) 244-5772

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $416,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of June, 2000.

Notary Public

My Commission Expires: 11/29/03

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Chad A. and Leigh P. Leopard 121 Blackburn Avenue Nashville, Tennessee 37205	Same	130-01-0-180.00

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we Brenner L. Van Meter and John M. Van Meter, tenants in common, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Chad A. Leopard and wife Leigh P. Leopard, hereinafter called the GRANTEES their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 125 fronts 60 feet on the easterly side of Blackburn Avenue and runs back 163.6 feet on the north line nad 175.4 feet on the south line to a dead line and shows 61.1 feet on said dead line.
>
> Being the same property conveyed to John M. Van Meter and wife Brenner L. Van Meter by deed from John M. Van Meter of record in Book 9751, page 281, Register's Office for Davidson County, Tennessee. Being the same property devised to Brenner L. Van Meter and John Van Meter pursuant to a decree of divorce in the Fourth Circuit Court of Davidson County, Tennessee, docket number 99D-1616, entered in Minute Book 986, page 180811.

This is improved property, known as 121 Blackburn Avenue, Nashville, Tennessee.

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all

persons whomsoever. Whenever 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 our hands this 23rd day of June, 2000.

BRENNER L. VAN METER

JOHN M. VAN METER

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 Brenner L. Van Meter, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of June, 2000.

Notary Public

My Commission Expires: 11/29/03

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 John M. Van Meter, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of June, 2000.

Notary Public

My Commission Expires: 11/29/03