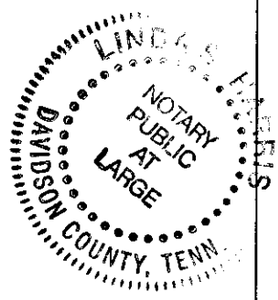
Instr:200007100068252 Page: 1 OF 2
REC'D FOR REC 07/10/2000 3:08:24PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $255.30



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Emily Dolinger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2000.

Notary Public

MY COMMISSION EXPIRES: November 15, 2000. 03-27-04

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rod S. Leach	Flagstar Bank, FSB	82-16-310
(NAME) 313 South 7th Street	(NAME) 2600 Telegraph Road, Ste 200	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Bloomfield Hills, MI 48302-0952	
(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,

CHARLES A. EWING AND WIFE, ANGELA EWING,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROD S. LEACH, unmarried

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 the southerly 85 feet of Lots Nos. 79 and 80 on the Plan of Williams' First Addition to Edgefield, now East Nashville, as of record in Book 21, page 45, Register's Office for said County, described as follows:

Beginning at the northeast corner of South 7th Street, formerly Foster Street and Boscobel Street, being the southwest corner of said Lot No. 30; thence with the easterly margin of South 7th Street northwardly 85 feet; thence eastwardly parallel with the northerly margin of Boscobel Street, 100 feet to the line between Lots Nos. 78 and 79; thence with said line southwardly 85 feet to the northerly margin of Boscobel Street; thence with the northerly margin of said Street westwardly 100 feet to the beginning.

Being the same property conveyed to Charles A. Ewing and wife, Mavis B. Ewing by deed from J. W. Cunningham and wife, Stella L. Cunningham of record in Book 3959, Page 662, Register's Office for Davidson County, TN. Mavis B. Ewing died May 21, 1983.

Angela Ewing joins in this conveyance to relinquish any rights he/she may have in and to the property herein described by virtue of marriage to Charles A. Ewing.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Unimproved ☐

This is improved ☒ property, known as 313 South 7th Street, Nashville, TN 37206

(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 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.

Witness my/our hand(s) this 30th day of June, 2000.

Charles A. Ewing
Charles A. Ewing

Angela Ewing

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Dana Summarell, a Notary Public in and for said County and State, the within named Charles A. Ewing, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 30th day of June, 2000

Commission expires: November 25, 2000

Dana Summarell

Dana Summarell Notary Public

AND ANGELA EWING

DS

DANA SUMMARELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMM. EXP. NOV. 25, 2000