BOX 44

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Instr:200007170070271 Page: 1 OF 2
REC'D FOR REC 07/17/2000 1:41:43PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $536.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Linda Leathers
Affiant

Subscribed and sworn to before me, this 14th day of July, 2000.

Wesley D. Turner
Notary Public

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/23/03

Address New Owner As Follows:
Linda Leathers
3616 Robin Road
Nashville, TN 37204

Send Tax Bills To:
First Republic Mortgage
3212 West End Ave., #500
Nashville, TN 37203

Map-Parcel Number:
118-14-63

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANCES A. LEE, TRUSTEE, UNDER THE REVOCABLE LEE LIVING TRUST DATED MARCH 17, 1997**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LINDA LEATHERS, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Marengo Park, Section C, as of record in Book 1130, page 21, Register's Office for said County.

Said Lot No. 17 fronts 75 feet on the easterly side of Robin Road and runs back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Frances A. Lee, Trustee, or her successors in trust, under the revocable Lee Living Trust dated March 17, 1997 by deed from Frances A. Lee, of record in Book 10383, page 946, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee hereby assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 1130, page 21, Register's Office for said County.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5593, page 519, Register's Office for said County.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5741, page 893, Register's Office for said County.

This is improved property known as 3616 Robin Road, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I covenant with the said Grantee 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of July, 2000.

Frances A. Lee, Trustee, under the revocable Lee Living Trust dated March 17, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANCES A. LEE, TRUSTEE** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed for the purposes herein described.

WITNESS my hand, at office, this 14th day of July, 2000.

Notary Public

My Commission Expires: 3/29/03

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE