Instr:200008100079539 Page: 1 OF 2
REC'D FOR REC 08/10/2000 3:11:13PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $311.54

FILE BOX 19B
00-7-41-D

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2000

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LONNIE G. LEEDY	"NEW OWNER"	MAP 124
(NAME)	(NAME)	
5967 Colchester Drive		PARCEL 001
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, CHAD RITTER AND WIFE, KAY RITTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LONNIE G. LEEDY AND WIFE, BARBARA B. LEEDY

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, and being 546.77 feet East of the intersection of Pugh Road and Granny Wright Lane, bounded on the South by Pugh Road, on the West by the remaining property of Ritter, Tract 1 of this survey and by property belonging to T. R. O'Conner of record in Deed Book 226, Page 209, and on the North by Bridle Path Subdivision, Section 2, of record in Plat Book 7900, Page 537, and on the East by property belonging to Gary Pickens, of record in Deed Book 9473, Page 642, and more specifically described as follows according to a survey by Galyon W. Northcutt, RLS #1529.

BEGINNING on a PK Nail in the center of Pugh Road and located 546.77 East of the intersection of Pugh Road and Granny Wright Lane; thence, leaving said road North 10 degrees 54 minutes 10 seconds East, 929.86 feet to an iron pin in the fence at the South boundary of Bridle Path Subdivision, Section 2, the northwest corner of this tract and the northeast corner of O'Conner; thence, South 79 degrees 08 minutes 41 seconds East, 234.92 feet to an iron pin at the northeast corner of the herein described tract and the northwest corner of Pickens; thence, South 07 degrees 09 minutes 21 seconds West, 566.60 feet to an iron pin; thence, South 11 degrees 06 minutes 29 seconds West, 449.49 feet to a point in the center of Pugh Road, the southeast corner of this tract; thence, with the center of said road North 61 degrees 40 minutes 43 seconds West, 283.33 feet to a PK Nail, to the point of BEGINNING.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 5967 Colchester Drive, Hermitage, TN 37076
(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 and 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 our hand s this 31st day of July, 2000

CHAD RITTER

KAY RITTER

DCTN01WC

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 CHAD RITTER AND WIFE, KAY RITTER

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of July, 2000.

Commission expires May 28, 2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

CONTINUED FROM PAGE 1

BEING the same property conveyed to Chad Ritter and Kay Ritter, husband and wife, by Deed from Glen Francis O'Connor, of record in Book 11747, Page 343, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.