80x28

8008000

OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 160
Nashville, Tennessee 37219-2011

Instr:200008210082150 Page: 1 OF 3
REC'D FOR REC 08/21/2000 9:38:24AM
RECORD FEE: $15.00
1. TAX: $0.00 T. TAX: $1646.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th DAY OF August, 2000.

NOTARY PUBLIC

My Commission expires: 9/28/2002

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., 201 Fourth Avenue, North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
H. ROWAN LEATHERS, III	Southeastern Mortgage of TN	115-04-055
(NAME)	(NAME)	
709 Darden Place	115 29th Avenue, South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

SAMUEL ALBERT BUCHANAN, JR., TRUSTEE OF THE SAMUEL ALBERT BUCHANAN, JR. LIVING TRUST FOR ANN CAMPBELL BUCHANAN, SAMUEL ALBERT BUCHANAN, III, ANN CAMPBELL BUCHANAN JENKINS, SAMUEL ALBERT BUCHANAN, IV, LEILA CAMPBELL JENKINS, GIDEON WINTZFORD JENKINS AND THEIR APPOINTEES OR ISSUE, DATED MARCH 19, 1997, AS TO AN UNDIVIDED 1/2 INTEREST; and ANN CAMPBELL BUCHANAN, TRUSTEE OF THE ANN CAMPBELL BUCHANAN LIVING TRUST FOR SAMUEL ALBERT BUCHANAN, JR., SAMUEL ALBERT BUCHANAN, III, ANN CAMPBELL BUCHANAN JENKINS, SAMUEL ALBERT BUCHANAN, IV, LEILA CAMPBELL JENKINS, GIDEON WINTZFORD JENKINS, AND THEIR APPOINTEES OR ISSUE, DATED MARCH 19, 1997, AS TO AN UNDIVIDED 1/2 INTEREST.

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

H. ROWAN LEATHERS, III AND WIFE, MYRA F. LEATHERS

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

This is unimproved ( ) improved (X) property, known as 709 Darden Place - Nashville, TN 37205
(House Number) (Street) (City) (State) (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. 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. 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 hands this 18th day of August, 2000.

Ann Campbell Buchanan, Trustee
ANN CAMPBELL BUCHANAN, TRUSTEE

Samuel Albert Buchanan, Jr.
SAMUEL ALBERT BUCHANAN, JR., TRUSTEE

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SAMUEL ALBERT BUCHANAN, JR., TRUSTEE AND ANN CAMPBELL BUCHANAN, TRUSTEE _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 18th day of August, 2000.

My Commission expires:
9/28/2002

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

_____
Notary Public

EXHIBIT "A"

A certain parcel or tract of land in Davidson County, Tennessee described as follows:

Being Lot No. 201 on the Map of Hillwood Estates, Section Nine, Part One, of record in Book 2331, page 27, Register's Office for said County.

Said Lot 201 fronts 200 feet on the westerly side of Darden Place and runs back between lines, 350.01 feet on the north line and 356.48 feet on the south line to a dead line in the rear on which it measures 248 feet.

Being the same property conveyed to Samuel Albert Buchanan, Jr. and Ann Campbell Buchanan Jenkins, co-trustees of the Samuel Albert Buchanan, Jr. living trust for Ann Campbell Buchanan, Samuel Albert Buchanan, III, Ann Campbell Buchanan Jenkins, Samuel Albert Buchanan, IV, Leila Campbell Jenkins, Gideon Wintzford Jenkins and their appointees or issue, dated March 19, 1997, their successors and assigns, with full power to sell, mortgage or convey the property without joinder of any beneficiary by quitclaim deed from Sam A. Buchanan (a/k/a Samuel Albert Buchanan, Jr.), of record as Instrument No. 200008270063959, said Register's Office as to an undivided ½ interest, and being the same property conveyed to Ann Campbell Buchanan and Ann Campbell Buchanan Jenkins, co-trustees of the Ann Campbell Buchanan living trust for Samuel Albert Buchanan, Jr., Samuel Albert Buchanan, III, Ann Campbell Buchanan Jenkins, Samuel Albert Buchanan, IV, Leila Campbell Jenkins, Gideon Wintzford Jenkins and their appointees or issue, dated March 19, 1997, their successors and assigns, with full power to sell, mortgage or convey the property without joinder of any beneficiary by deed from Ann C. Buchanan of record as Instrument No. 200006270063959, said Register's Office, as to any undivided ½ interest. The Trust Agreements designate that any one Trustee may act to bind the trust.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. Davidson County taxes for 2000, which have been prorated and assumed by the grantees.

2. Matters shown on the Plan of record in Book 2331, page 27, Register's Office for said County.

3. Restrictive Covenants of record in Book 2401, page 511, Register's Office for said County.