WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,500.00.

Affiant

Subscribed and sworn to before me, this the 25th day of August, 2000.

Notary Public

My Commission Expires:

STELLA G. JENKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Instr:200008310086438 Page: 1 OF 2
REC'D FOR REC 08/31/2000 3:29:27PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $116.55

THIS INSTRUMENT WAS PREPARED BY:
John Jordan, Attorney,
5210 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
William G. Sanford	SAME	Map 81-11
918 Drummond Drive		
Nashville, TN 37211		Parcel 469

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, CALVIN B. LEACH, UNMARRIED, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto WILLIAM G. SANFORD, UNMARRIED, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

TRACT NO. 1:

Being the southerly 28 feet of Lot No. 109 on the Map of D. T. McGavock and Other's Addition, as of record in Book 21, page 41, Register's Office for Davidson County described as follows:

Said part of Lot No. 109 fronts 28 feet on the westerly side of 11th Avenue North, formerly Fillmore Avenue, and runs back between parallel lines 150 feet to an alley.

TRACT NO. 2:

Being the northerly 22 feet of Lot No. 109 on the Plan of D. T. McGavock and Other's Addition, as of record in Book 21, page 41, said Register's Office, described as follows:.

Said Part of Lot No. 109 fronts 22 feet on the westerly side of 11th Avenue North, formerly Fillmore Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Calvin B. Leach by quitclaim deed from Christine E. Smith being recorded simultaneously herewith.

This conveyance is made subject to any and all matters as set forth on the plan of record in Book 21, page 41, said Register's Office.

This is Unimproved Property _____	Property Address
This is Improved Property _X_	1705 11th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever, and I do 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 25th day of August, 2000.

Calvin B Leach

Calvin B. Leach

STATE OF TENNESSEE
COUNTY OF WILSON

Before me personally appeared CALVIN B. LEACH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in, and who executed, the foregoing instrument, and who acknowledged that he executed the same for the purposes therein contained.

Witness my hand and official seal this 25th day of August, 2000.

Stella L. Perkins

NOTARY PUBLIC

STELLA L. PERKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: