|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$116,500.00
|X _____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 13th DAY OF November, 2000.
| _____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-26-2002
| (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/21/00 09:59 2pgs
Fees:11.00 Taxes:431.05

20001121-0114864

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew J. Nowicki 5967 Colchester Drive Hermitage, TN 37076	Union Planters Bank 7130 Goodlett Farms Pkwy Cordova, TN 38018	Map 87-05-A Parcel 54-CO

For and in 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,

Lonnie G. Leedy and wife, Barbara B. Leedy

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Andrew J. Nowicki, 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 LOT NO. 107, ON THE PLAN OF FARMINGHAM WOODS, PHASE II, SECTION I, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 7900, PAGE 306, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO LONNIE G. LEEDY, UNMARRIED, BY DEED FROM LESLEY R. GEDDES, JR. AND WIFE, KAREN K. GEDDES, DATED DECEMBER 28, 1992, AND OF RECORD IN BOOK 9209, PAGE 666, AND BEING RE-RECORDED IN INSTRUMENT NUMBER 20000815-0080794, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2001 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 306, Register's Office for Davidson County, Tennessee, including but not limited to 20 foot minimum building setback line along the front of said lot, a 15 foot minimum building setback line along the rear of said lot, and a 5 foot minimum building setback line along both sides of said lot.
3) Property is subject to a Storm Water Detention Agreement of record in Book 8199, Page 852, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Book 8238, Page 176, amended in Book 8351, Page 533, Book 8447, Page 635, Book 8702, Page 528, Book 9006, Page 409, and Book 9006, Page 414, Register's Office for Davidson County, Tennessee.
5) Property is subject to Association Charter of record in Book 8245, Page 768, and supplemented in Book 8424, Page 426, said Register's Office.
6) Property is subject to Farmingham Woods, Phase II, Section I, Planned Unit Development, of record in Book 7900, Page 306, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 8238, Page 176, amended in Book 8351, Page 533, Book 8447, Page 635, Book 8702, Page 528, Book 9006, Page 409, and Book 9006, Page 414, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

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 13 day of November, 2000.

Lonnie G. Leedy

Barbara B. Leedy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Lonnie G. Leedy and wife, Barbara B. Leedy, with whom I am personally acquainted, (or who 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, at office, this 13th day of November, 2000.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076