PLEASE RETURN TO:
CASTLEMAN TITLE & ESCROW, INC.
WILLIAM D. CASTLEMAN, ATTORNEY
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

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THIS INSTRUMENT PREPARED BY
PURYEAR, NEWMAN & MORTON, PLLC, ATTORNEYS AT LAW, P.O. BOX 40, FRANKLIN, TN 37065

ADDRESS OF OWNERS	ADDRESS OF PROPERTY	SEND TAX BILLS TO	MAP-PARCEL NOS.
1200 Eastdale ~~Drive~~ Ave. Nashville, TN 37216	1200 Eastdale ~~Drive~~ Ave. Nashville, TN 37216	GB & T MORTGAGE ~~Owners~~ 1321 Murfreesboro Rd. Nashville, TN 37217	Map 061-12 Group O Parcel 31.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred and Thirty Five Thousand and 00/100 ($135,000.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby expressly acknowledged, we, **PEGGY COOLEY, EDWARD C. GALLOWAY AND RUTH V. GALLOWAY, the sole heirs under the will of VICTOR EDWARDS COOLEY, DECEASED,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **ERIC J. LESUEUR AND JERRI DAWN LESUEUR, husband and wife** (Grantees), their heirs and assigns, the following described tract or parcel of land situated in the 8th Civil District of **DAVIDSON** ~~Williamson~~ County, Tennessee, to-wit:

Two tracts of land in Davidson County, Tennessee, as follows:

TRACT NO. 1: Being lots Nos. 1, 2 and 3, of Block "G" on the Plan of Jackson Park, Section 2, as of record in Book 843, page 21, Register's Office for said County.

Said Lots 1, 2 and 3 adjoin and front together 180 feet on the south side of Eastdale Avenue and run back between lines measuring 139 feet on the east line of Lot No. 3 and 145 feet 6 inches on the west line of Lot No. 1, to a dead line in the rear measuring 180 feet thereon.

Being the same property conveyed to T. J. Apple and wife, Emma Louise Apple, by deed from Annie Rebecca Hamilton, of record in Book 2141, page 311, Register's Office for Davidson County, Tennessee. The said T. J. Apple having since died.

TRACT NO. 2: Being the westerly 30 feet front and 35 feet rear of Lot No. 4 of Block "G" on the Plan of Jackson Park, Section 2, of record in Book 843, page 21, Register's Office for said County.

Said part of said lot fronts 30 feet on the southerly side of Eastdale Avenue and runs back 142 feet 6 inches, more or less, on the easterly line and 139 feet on the westerly line, to a dead line, measuring 35 feet thereon.

INCLUDED in the above description but expressly EXCLUDED therefrom is that portion of said property conveyed to John L. Head and wife, Verna C. Head, by deed from Thurston J. Apple and wife, Emma Louise Apple, of record in Book 2708, page 329, Register's Office for Davidson County, Tennessee, described as follows:

Being the easterly 10 feet front and 15 feet rear of the westerly one-half of Lot No. 4 of Block "G" on the Plan of Jackson Park, Section 2, as of record in Book 843, page 21, Register's Office for said County.

Said part of said lot fronts 10 feet on the southerly side of Eastdale Avenue and runs back 142 ½ feet, more or less, on the easterly line and 141 ½ feet, more or less, on the westerly line, to a dead line, measuring 15 feet thereon.

Davidson County DEEDWARR
Recvd: 04/24/01 13:27 3pgs
Fees:15.00 Taxes:510.60
20010424-0040488

This is improved property known as 1200 Eastdale Avenue, Nashville, Tennessee 37216.

Being the same property conveyed to Victor Cooley and wife, Lanelle M. Cooley by deed of Emma Louise Apple, of record in Book 4871, page 848, Register's Office in Davidson County, Tennessee. The said LaNelle M. Cooley a/k/a Evelyn LaNelle Cooley having predeceased Victor Cooley on November 23, 2000, in Davidson County, Tennessee. Victor Cooley a/k/a Victor Edwards Cooley having died on January 7, 2001 in Davidson County, Tennessee and Pursuant to his Last Will and Testament of Imaging No. 1622-298132 in the Probate Office for Davidson County, Tennessee, said property was devised One-Half to Peggy Cooley and One-Half to Ruth V. Galloway and Edward C. Galloway.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Peggy Cooley, Edward C. Galloway and Ruth V. Galloway, their heirs, successors or assigns, forever.

AND GRANTORS COVENANT with the said Eric J. LeSueur and Jerri Dawn LeSueur, that they are lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that it is unencumbered, except as follows:

1. 2001 county taxes are a lien against said property, but are not yet due and payable.

2. Matters appearing on the Plan of Section No. 2 of Jackson Park Subdivision of record in Plat Book 843, page 21, Register's Office of Davidson County, Tennessee.

And GRANTORS FURTHER CONVENANT and their successors and representatives, to warrant and forever defend the title to said property, to the said Eric J. LeSueur and Jerri Dawn LeSueur, their heirs, successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS our signatures on this the 30th day of April, 2001.

Peggy Cooley

Peggy Cooley

Edward C. Galloway

Edward C. Galloway

Ruth V. Galloway

Ruth V. Galloway

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Peggy Cooley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 20 day of April, 2001.

Notary Public

My commission expires: 3.14.2005

CHARLES E. MORTON, IV NOTARY PUBLIC AT LARGE WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Edward C. Galloway and Ruth V. Galloway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 20 day of April, 2001.

Notary Public

My commission expires: 3.14.2005

CHARLES E. MORTON, IV NOTARY PUBLIC AT LARGE WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is ~~$135,000~~.138,000.00.

Sworn to and subscribed before me this the 20 day of April, 2001.

Notary Public

My commission expires: 10-25-03

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE