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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/01 14:20 2pgs
Fees:13.00 Taxes:203.13

20010802-0082375

G-6655-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,900.00

Betsy A. Johnston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 2001

Notary Public

MY COMMISSION EXPIRES: 10-05-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betsy A. Johnston (NAME)	NEW SOUTH FEDERAL SAVINGS BANK (NAME)	MAP 72
1006 Elvira Avenue (ADDRESS)	210 Automation Way (ADDRESS)	GROUP 6
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35283-0180 (CITY) (STATE) (ZIP)	PARCEL 129

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, Alfred Leroy Leggio **and wife, Julie Leggio**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betsy A. Johnston

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 the easterly 48 feet of lot "F" or Lot No. 10 and the northerly 17 feet of the easterly 48 feet of lot "R" or Lot No. 9 on the corrected plan of the E. J. Childers Ambrose Tract, as of record in Book 332, Page 134, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Elvira Avenue, 144-1/2 feet east of the southeast corner of Elvira Avenue and Anderson Place; thence easterly with the southerly margin of Elvira Avenue, 48 feet to a point, the northeast corner of the property herein described and the common corner of lots Nos. 7 and 10; thence southerly, with the dividing line between lots Nos. 7 and 10, 197 feet, more or less, to a point, the northeast corner of the property conveyed to Lorenso Farano and wife, by deed from E. C. Taylor and wife, of record in Book 667, Page 192, said Register's Office; thence westerly, with Farano's north line, 48 feet to a point, Farano's northwest corner; thence northerly and parallel with the dividing line between lots Nos. 7 and 10, 197 feet to the point of beginning.

Being the same property conveyed to Alfred Leroy Leggio and wife, Mary Donna Louise Leggio by deed from Amos N. Dortch and wife, Elise M. Dortch, of record in Book 6460, Page 560 and by Quitclaim Deed from Mary Donna Louise Leggio to Alfred Leroy Leggio of record in Book 9571, Page 335, Register's Office for said County.

Julie Leggio joins in this conveyance to relinquish any and all right, especially marital rights, which she may have in said property by virtue of her marriage to Alfred Leroy Leggio.

unimproved ( )
This is improved (X) property, known as 1006 Elvira Avenue, Nashville, TN 37216
(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 my hand this 30th day of July 2001

Alfred Leroy Leggio

Julie Leggio

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 Alfred Leroy Leggio and Julie Leggio

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 Goodlettsville, Tennessee, this 30th day of July, 200[illegible]

Commission expires 10-21-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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 _____, _____.

My commission expires _____

Notary Public