THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 08/14/01 12:15 2pgs
Fees:13.00 Taxes:1609.50

20010814-0087602

WARRANTY DEED

THIS INDENTURE, made this 9 th day of August , 2001 between **CHAD A. LEOPARD AND WIFE , LEIGH P. LEOPARD** of **DAVIDSON** County, Tennessee, First Parties, and **Stanley Eugene Graham and wife, Sarah Graham**

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, **Chad A. Leopard and wife, Leigh P. Leopard**

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY , TENNESSEE, BEING LOT NO. 125 ON THE MAP OF BRANSFORD REALTY COMPANY'S BELLE MEADE GOLF LINKS SUBDIVISION, OF RECORD IN BOOK 421, PAGES 94 AND 95, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 125 FRONTS 60 FEET ON THE EASTERLY SIDE OF BLACKBURN AVENUE AND RUNS BACK 163.6 FEET ON THE NORTH LINE AND 175.4 FEET ON THE SOUTH LINE TO A DEAD LINE AND SHOWS 61.1 FEET ON SAID DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO CHAD A. LEOPARD AND WIFE, LEIGH P. LEOPARD BY DEED FROM BRENNER L. VAN METER AND JOHN M. VAN METER, OF RECORDS IN INSTRUMENT NUMBER 200006230062834, SAID REGISTER'S OFFICE.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2001 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

Chad A. Leopard
CHAD A. LEOPARD

Leigh P. Leopard
LEIGH P. LEOPARD

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **CHAD A. LEOPARD**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of July, 2001.

Deborah L Hamby
Notary Public
Printed name: Deborah L. Hamby

My commission expires: 9/25/04
(NOTARY SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **LEIGH P. LEOPARD**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of July, 2001.

Deborah L Hamby
Notary Public
Printed name: Deborah L. Hamby

My commission expires: 9/25/04
(NOTARY SEAL)

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:
Stanley Eugene Graham
121 Blackburn Avenue
Nashville, TN 37205

RESPONSIBLE TAXPAYER:
NEW OWNER

CLT# 130-01-180.00

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 435,000.00.

(AFFIANT)

Subscribed and sworn to before me, this 9th day of August, 2001

Dana B. Smith
Notary Public
Printed Name Dana B. Smith

My commission expires
My Commission Expires NOV. 24, 2001