This instrument was prepared by:

**JOHN C. LEONARD, JR.,**
*Attorney at Law*
115 West Commerce Street
Lewisburg, Tennessee 37091

Davidson County DEEDWARR
Recvd: 12/31/01 12:56 4pgs
Fees:23.00 Taxes:958.30
20011231-0144983

Map 146-06-0,
Parcel 030.00

Split __ N.C. ✓

*Based upon information furnished by the parties.*

No *Attorney's Opinion of Title* was requested of the drafter of this document.

**FROM:** **NANCY WRIGHT LEONARD, *Grantor***
**(with quitclaim from her husband, JOHN C. LEONARD, JR.)**

**TO:** **MICHAEL G. BRASHER, JR., Et Ux,**
**(DONNA S. BRASHER), *Grantees***
AND Send Taxes Bills To:
5001 Brentview Court Nashville, TN 37220

## ***WARRANTY DEED***

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty-nine Thousand Dollars ($259,000.00), cash in hand to be paid to me by MICHAEL G. BRASHER, JR. and wife, DONNA S. BRASHER, I, NANCY WRIGHT LEONARD, have this day bargained and sold and do hereby grant and convey unto the said MICHAEL G. BRASHER, JR. and wife, DONNA S. BRASHER, as tenants by the entirety and unto their heirs and assigns, in fee simple and forever, the following described realty, located in Davidson County, State of Tennessee, which realty is more particularly described as follows, to wit:

"Being Lot No. 6 on the Map of *Fieldcrest Estates*, as of record in Book 2331, page 124, Register' office for said County.

Said Lot No. 6 is described as BEGINNING at a point in the West terminus of Brentview Court at the corner of Lots Nos. 6 and 7; thence with the line between said lots, Westerly 215.2 feet, to a point; thence Northerly, 272.5 feet, to a point; thence Easterly, 90.8 feet, to the corner of Lots Nos. 5 and 6; thence with the line between Lots Nos. 5 and 6, Southeasterly 255.5 feet, to the West terminus of Brentview Court; thence with the margin of the same, Southwesterly around a slight curve, 51.64 feet, to the point of BEGINNING.

BUT, SUBJECT TO *Restrictive Covenants* contained in an instrument executed by Woodhaven Homes, Inc., of record in Book 2542, page 219, in the Register's office of Davidson County, Tennessee; and, to a ten-foot (10') utility easement along the Northerly and Westerly lines of the premises; to an anchor easement at the Northeast corner of the premises; to a seventy-five foot (75') building setback

line from Brentview Court; and, to conditions of Owners Certificate, as shown on plan of record in Book 2331, page 124, in said Register's office".

THIS BEING THE SAME REALTY conveyed to my father and mother, RUSSELL B. WRIGHT and wife, ANNA F. WRIGHT, by *Warranty Deed* from ROBERT L. HARMON and wife, CAROLYN M. HARMON, dated February 20, 1958 and recorded in Book 2740, page 249, in the Register's office of Davidson County, Tennessee; and, to which reference is here made.

The foregoing description is the same as that which appears on the original conveyance to my father and mother.

My mother, the said ANNA F. WRIGHT, died upon date of March 7, 1992 and my father, the said RUSSELL B. WRIGHT, then owned said realty as sole tenant as the survivor of a tenancy by the entirety.

My father, the said RUSSELL B. WRIGHT (he being one and the same person as RUSSELL BLAIR WRIGHT), subsequently died (intestate) upon date of May 9, 2001. His estate was probated in the Chancery Court of Marshall County, Tennessee upon date of August 31, 2001 and I (the said NANCY WRIGHT LEONARD) am the duly-appointed Administratrix of said estate.

Reference is also made to an *Affidavit of Heirship* recorded December 17, 2001 in said Register's office, same being instrument number 200112170138964.

TO HAVE AND TO HOLD the above described realty unto the said MICHAEL G. BRASHER, JR. and wife, DONNA S. BRSHER, as tenants by the entirety and unto their heirs and assigns, in fee simple and forever; but, subject to all lawful easements for roadways, rights of way and utilities.

I DO COVENANT with the said Grantees and unto their heirs and assigns that I (as the only child and surviving heir at law of the said RUSSELL B. WRIGHT and wife, ANNA F. WRIGHT) am lawfully seized and possessed of the above-described realty in fee simple title; that I have a good and lawful right to sell and convey the same to them; and, that said realty is free, clear and unencumbered from any and all liens, except for the year 2001 taxes which I agree to pay. Thereafter, all taxes assessed against said realty are to be paid by the Grantees herein named.

AND, I DO, FURTHER COVENANT with the said Grantees and unto their heirs and assigns that I will forever warrant and defend the title to the realty hereinabove conveyed to them against the lawful claims, suits and demands of all persons whomsoever.

And I, JOHN C. LEONARD, JR. (husband of the Grantor, NANCY WRIGHT LEONARD), do hereby join in the execution of this conveyance for the express purpose of waiving and relinquishing any and all of the homestead and marital rights that I may have in and to the above-described realty; and, do hereby quitclaim unto the said Grantees, their heirs and assigns, all of the right, title, claim and interest that I may have in and to the same.

Possession of the premises granted herein will be given with the delivery of this *Warranty Deed.*

WITNESS OUR HANDS this 21st day of December, 2001.

Nancy Wright Leonard
**(NANCY WRIGHT LEONARD)**

John C Leonard Jr.
**(JOHN C. LEONARD, JR.)**

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STATE OF TENNESSEE )
COUNTY OF MARSHALL )

On this 21st day of December, 2001, before me personally appeared NANCY WRIGHT LEONARD and husband, JOHN C. LEONARD, JR., to me known to be the persons described in and who executed the foregoing instrument; and, acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND and official seal of office in the State and County aforesaid this 21st day of December, 2001.

Sandra C Bowden
*(NOTARY PUBLIC)* (Seal)
My commission expires:
(March 25 2002)

SANDRA C. BOWDEN NOTARY PUBLIC AT LARGE MARSHALL CO. TN

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STATE OF TENNESSEE )
COUNTY OF MARSHALL )

I hereby swear or affirm that the actual value or consideration (whichever greater) of this conveyance is $259,000.00.

WITNESS MY HAND this 21st day of December, 2001.

Nancy Wright Leonard
*(AFFIANT)*

SWORN TO AND SUBSCRIBED before me this 21st day of December, 2001.

Sandra C Bowden
*(NOTARY PUBLIC)* (Seal)
My commission expires: March 25, 2002

NOTARY PUBLIC AT LARGE MARSHALL

Name and address of the new owners
and persons responsible for taxes:

MR. AND MRS. MICHAEL G. BRASHER, JR.