BOX 15

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/15/02 16:15 2pgs
Fees:13.00 Taxes:244.20

20020315-0033199

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March 2002

Notary Public

MY COMMISSION EXPIRES: April 23, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew A. Leavitt	SAME	142-04-A
(NAME) 7306 S Harpeth Road ~~214 Old Hickory Boulevard, #176~~	(NAME)	#176.00 CO
(ADDRESS) Franklin, TN 37064 ~~Nashville, TN 37221~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Charles Cannon Dykes, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew A. Leavitt and wife, Michelle M. Leavitt

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 Unit No. 176 in a Horizontal Property Regime located on the Plat of Belle Forest, as of record in Book 5200, page 167, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessements and other undertakings contained in the Master Deed of record in Book 5438, page 699 and amended in Book 7886, page 939, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Cannon Dykes, unmarried, by deed from Thomas C. Scott, Trustee, of record in Book 5479, page 192, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 214 Old Hickory Boulevard, #176, Nashville, TN 37221
(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 6th day of March 2002

Charles Cannon Dykes

Charles Cannon Dykes

STATE OF Florida
COUNTY OF Leon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Cannon Dykes, unmarried

the bargainor ✓, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tallahassee, FL, ~~Tennessee~~, this 6th day of March, 2002.

Commission expires _____

Kathleen J. Hill
Notary Public

MY COMMISSION # DD048918 EXPIRES
September 26, 2005
BONDED THRU TRO FAIN INSURANCE, INC.

STATE OF TENNESSEE
COUNTY OF

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