WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/08/03 11:29 2pgs
Fees:13.00 Taxes:169.83

20030508-0061824

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,900.00

Affiant

SUBSCRIBED AND SWORN TO, BEFORE ME, THIS THE 30TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JUSTIN STATE-JOHNSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENN My Commission Expires Dec. 19, 2004

THIS INSTRUMENT WAS PREPARED BY:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

Return to

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Leasure	First Franklin Financial Corporation	MAP 83-11
(NAME) 316 A Riverside Drive	(NAME) 150 Allegheny Center Mall	PARCEL 193
(ADDRESS) Nashville, TN 37206	(ADDRESS) Pittsburgh Pennsylvania 15215	
(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, **Beverly Ann Brew, unmarried** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Leasure, A Single Person** , 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:

Being Lot No. 11-A, of the Zone Lot Division of Lots Nos. 7, 8, 9, 10 and 11 of Phase 2, Section 5, Fortland Park, as of record in Plat Book 6250, Page 286 amending the plan of record in Plat Book 5200, Page 415, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Beverly Ann Brew, unmarried by Warranty Deed dated July 31, 1989 from Jeffrey D. Phillips of record in Book 7911, Page 244, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 316 A Riverside Drive, Nashville, TN 37206

(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/our hand(s) this 30th day of April, 2003.

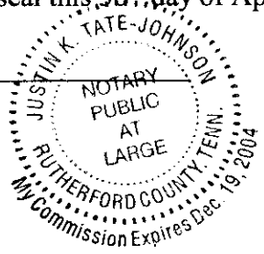
Beverly Ann Brew

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 Beverly Ann Brew, unmarried, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of April, 2003.

My Commission Expires:_____



Notary Public

File Number2304216
RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075