BILL GARRETT, Davidson County
Trans:T20100055866 DEEDWARR
Recvd: 09/07/10 12:24 2 pgs
Fees:13.00 Taxes:688.20
20100907-0070903

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50613
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Luther Wooten Nicole Wooten 4334 Coral Way Nashville, TN 37204	SAME

TAX MAP-PARCEL NUMBERS: 13205014400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$186,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel L. Leanse, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Luther Wooten and spouse, Nicole Wooten** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A lot or parcel of land in the 7th, formerly 11th Civil District of Davidson county, Tennessee, being the southerly 75 feet of the westerly part of lot No. 17 and that part of Park Avenue immediately west of same on the map of Glendale Park, as of record in Book 57, page 141, Register's Office for said county, described together as follows:

Beginning on the westerly line of Glendale Park, at the southwest corner of the property conveyed to Bert T. DeVasure and wife, Eudell DeVasure, by deed from Delmer Luster and wife, of record in Book 1416, page 494, said Register's Office; thence with the southerly boundary line of said DeVasure property, easterly 210 feet to a point; thence at right angles, southeasterly 210 feet to a point; thence at right angels, southwardly 75 feet ot a point in the line between lots No. 17 and 24, westwardly and crossing said Park Avenue, in all 210 feet to a point in the easterly line of said Glendale Park; thence with the easterly line of said Glendale Park, northwardly 75 feet to the beginning. And Also conveyed without warranties of the title is the southeasterly portion of General Bate Drive (formerly known as Park Avenue) which lies immediately adjacent to subject property, as closed by Ordinance No. BL 2001-830, Metropolitan Government of Nashville and Davidson County, Tennessee.

Being the same property conveyed to Nathan J. Leanse and Eleanor I. Leanse Revocable Trust by Warranty Deed from Stacy W. Sturm and wife, Amy G. Sturm, dated Nov. 12, 1999 and recorded on Nov. 16, 1999 of record in Book 11744, page 431, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 22, 2002, recorded June 5, 2002 of record in Doc. No. 20020605-0068178, said Register's Office, Nathan J. Leanse and Eleanor I. Leanse, Trustees of the Nathan J. Leanse and Eleanor I. Leanse Revocable Trust U/A dated June 22, 1984 conveyed all interest in subject property to Daniel L. Leanse.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 57 Page 141, said Register's Office. Subject to any easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee, in Ordinance No. BL 2001-830, closing General Bate Drive, aka Park Avenue.

This is improved property, known as: 4334 Coral Way, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of September, 2010.

Daniel L. Leanse

State of California
County of Los Angeles

On this ~~3rd~~ 2nd day of September, 2010 , before me the undersigned authority, personally appeared Daniel L. Leanse, ~~to me known (or~~ proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Jan 2 2010

Margaret E Gazey
Notary

MARGARET E. GAZEY
Commission # 1872643
Notary Public - California
Los Angeles County
My Comm. Expires Jan 2, 2014

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is 186,000.00

Affiant

Sworn and subscribed before me this the 3rd day of September, 2010

Notary Public

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011