WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 171,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF April , 2000

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 25, 2001
(AFFIX SEAL)

Instr:200004270041764 Page: 1 OF 2
REC'D FOR REC 04/27/2000 12:16:25PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $636.03

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GREGORY R. LEAMING (NAME)	SOUTHEASTERN MORTGAGE OF TN (NAME)	103-3-279
224 54TH AVENUE NORTH (ADDRESS)	115 29TH AVENUE SOUTH (ADDRESS)	25W-12253
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37212 (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, HOUSE REWORKS, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GREGORY R. LEAMING *AND THERESA M. COSTONIS, AN UNMARRIED WOMAN, AS
* AN UNMARRIED MAN **JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**

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 Lot No. 2, on the Plan of JACKSON SUBDIVISION, of record in Book 8250, page 957, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to HOUSE REWORKS, INC., by deed from Malcolm L. Barrett, Sr. and wife, Rachel S. Barrett, Trustees U/A/D May 30, 1996, of the Barrett Joint Revocable Living Trust Agreement, of record in Book 10722, page 616, Register's Office for DAVIDSON County, Tennessee, and by deed from Katherine L. Prats, of record in Instrument Nos. 2000042500411 49 ~~and 200004280041198~~, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated April 08, 2000, made by:
Ernest Medlin, License No. 283
THE EDGE GROUP
P. O. Box 3447
Brentwood, TN 37024

unimproved ( )
This is improved (X) property, known as 224 54TH AVENUE NORTH, NASHVILLE, TN 37209
(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 26th day of April , 2000

HOUSE REWORKS, INC., A TENNESSEE CORPORATION
By: Bruce K. Jackson (President)
BRUCE K. JACKSON, PRESIDENT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared BRUCE K. JACKSON and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PRESIDENT and _____ respectively of the HOUSE REWORKS, INC. the within named bargainor, and corporation, and that he as such PRESIDENT 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 BRUCE K. JACKSON as such PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 26th day of April, 2000.

My commission expires May 27, 2001

I. DYKE TATUM
Notary Public

