THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 222,500.00

Affiant

Subscribed and sworn to before me, this 8th day of May, 2000

Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
KATHERINE B. CRAWFORD 2801 Westwood Avenue Nashville, Tennessee 37212	RIGHT MORTGAGE COMPANY 106 B West Hill Drive Lebanon, Tennessee 37087	MAP 104-15 PARCEL 23

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED AND NO/100---------- ($ 222,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , BRENDAN LEONARD AND WIFE, KAREN S. LEONARD hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto KATHERINE B. CRAWFORD, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 50.0 feet of the northerly 140.0 feet of Lot No. 25 on the Map of Belair of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 25 fronts 50.0 feet on the southerly side of Westwood Avenue and runs back between parallel lines, with the westerly margin of 28th Avenue, South, 140.0 feet to a dead line.

BEING the same property conveyed to Brendan Leonard and wife, Karen S. Leonard, by deed from Susan M. Barber, unmarried, of record in Book 10074, page 110, Register's Office for Davidson County, Tennessee.

Instr:200005090047027 Page: 1 OF 2
REC'D FOR REC 05/09/2000 1:06:25PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $823.25

This is improved property known as 2801 Westwood Avenue, Nashville, Tennessee 37212

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___, her heirs and assigns, forever.

GRANTOR_s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha_ve a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belair of record in Book 332 , page 6 , Register's Office for Davidson County, Tennessee.

GRANTOR_s_ FURTHER COVENANT___ and bind___ themselves_, _their_ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _we_ have hereunto set _our_ hands on this the 8th day of May, 2000.

BRENDAN LEONARD

KAREN S. LEONARD

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 BRENDAN LEONARD AND WIFE, KAREN S. LEONARD, the bargainor_s_, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 2000.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public