Davidson County DEEDWARR
Recvd: 04/04/01 10:29 2pgs
Fees:11.00 Taxes:488.40

20010404-0032656

SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39742**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 132,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **30th DAY OF MARCH, 2001.**

Notary Public

MY COMMISSION EXPIRES: 3-19-03

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

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ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
TIM LEFFEL and wife, **DONNA M. LEFFEL** **1810 Eastland Avenue** **Nashville, Tennessee 37206**	Executive Lending Services 4041 University Drive 5th FL Fairfax, VA 22030	**83-6-410** **23W 10360**

FOR AND IN 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 **I, CASON A. DICKINSON, UNMARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIM LEFFEL and wife, DONNA M. LEFFEL**

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 a Subdivision of part of Lot No. 8 of the W. L. Horn Addition, as shown on plat of record in Plat Book 4060, page 105, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Cason A. Dickinson, unmarried, by deed from Melvin D. Webb and wife, Virginia L. Webb of record in Book 11039, page 279, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **1810 Eastland Avenue, Nashville, Tennessee 37206**
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 30TH DAY OF MARCH, 2001.

CASON A. DICKINSON

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 CASON A. DICKINSON, 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, Tennessee, this the 30th day of March, 2001.

NOTARY PUBLIC

My Commission Expires: 2-19-03