NEW OWNER:

Benedict S. Leto
544 Nashville Pike
Site 228
Gallatin, TN 37066

Map 008-00-0/164.00

SEND TAX BILLS:

Same

PREPARED BY:

WALTER H. STUBBS
Attorney at Law
554 West Main Street
Gallatin TN 37066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **BUFORD A. BEARD and wife, MICHELLE L. BEARD**, have this day bargained and sold and by these presents do hereby transfer and convey unto **BENEDICT S. LETO and wife, SOPHIA KRAMER-LETO,** their heirs and assigns, the following described tract of land, to wit:

> LAND in Davidson County, Tennessee, being a tract shown on the Plan of Fitzgerald Subdivision, Section 2, of record in Book 6050, page 91, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by John B. Kohl, III, Tennessee License No. 100, dated February 14, 1992, as follows:
>
> BEGINNING at a concrete monument in the westerly margin of Bidwell Road, said point being the northeast corner of the property conveyed to Jerry James Dobbs and wife, Shirley F. Dobbs, from C. W. Fitzgerald and wife, Laura M. Fitzgerald, by deed of record in Book 4842, page 150, Register's Office for Davidson County, Tennessee; thence with Dobbs northerly boundary, North 71 deg. 23 min. 53 sec. West 1092.69 feet to an iron pin; thence North 40 deg. 42 min. 43 sec. East 87.67 feet to an iron pin; thence South 75 deg. 56 min. 42 sec. East 1046.86 feet to a concrete monument in the westerly margin of Bidwell Road; thence with the westerly margin of Bidwell Road, South 12 deg. 59 min. 40 sec. West 165.0 feet to the point of beginning, containing 3.0 acres, more or less.
>
> BEING the same property conveyed to Buford A. Beard from Mitchell Gene Mann and wife, Carlotta D. Mann by deed of record in Book 10249, page 272, Register's Office of Davidson County, Tennessee. Michelle L. Beard joins in this conveyance for the purpose of conveying any interest she may have in the subject property by virtue or marriage or otherwise.

TO HAVE AND TO HOLD said tract or parcel of land together with all improvements thereon and the appurtenances thereunto belonging, unto the said Grantees, their heirs and assigns, in fee simple forever.

AMONETTE AND STUBBS
An Association of Attorneys
554 West Main Street
Gallatin, Tennessee 37066
Gallatin
(615) 452-5537

Davidson County DEEDWARR
Recvd: 08/08/01 14:05 2pgs
Fees:13.00 Taxes:499.50
20010808-0085445

GRANTORS COVENANT that Grantors are lawfully seized and possessed of said real estate, have full power to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

Taxes for the year 2001 to be prorated and paid by Grantees.

IN TESTIMONY WHEREOF, we have hereunto set our hands this 7th day of August 2001.

BUFORD A. BEARD

MICHELLE L. BEARD

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, **BUFORD A. BEARD and wife, MICHELLE L. BEARD**, 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 seal this 7th day of August 2001.

NOTARY PUBLIC

My Commission Expires: 05/07/05.

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of this property transferred, whichever is greater, is $135,000.00, which amount is equal to or greater than the amount which the property conveyed will command at a fair, voluntary sale.

AFFIANT

Sworn to and subscribed before me this 7th day of ~~August 2001~~.

NOTARY PUBLIC

My Commission Expires: 05/07/05.

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