NEW OWNER:	SEND TAX BILLS:	PREPARED BY:
Tonya C. Sneed 4503 Dry Fork Road Whites Creek TN 37189	Same	WALTER H. STUBBS Attorney at Law 554 West Main Street Gallatin TN 37066

Map 008-00-0/164.00

Davidson County DEEDWARR
Recvd: 12/28/01 11:01 3pgs
Fees:18.00 Taxes:434.75

20011228-0143517

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, **BENEDICT S. LETO and wife, SOPHIA KRAMER-LETO by WALTER H. STUBBS, Attorney in Fact, having been so appointed by Instrument No.** 20011228-0143516 **Register's Office of Davidson County, Tennessee**, have this day bargained and sold and by these presents do hereby transfer and convey unto **TONYA C. SNEED, an unmarried person,** her 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 Benedict S. Leto and wife, Sophia Kramer-Leto from Buford A. Beard and wife, Michelle L. Beard by Instrument No. 20010808-0085445, Register's Office of Davidson County, Tennessee.

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Gallatin
(615) 452-5537

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

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 Grantee.

IN TESTIMONY WHEREOF, we have hereunto set our hands this 21st day of December 2001.

Benedict S. Leto by Walter H. Stubbs Attorney in Fact

BENEDICT S. LETO
by WALTER H. STUBBS,
Attorney in Fact

Sophia Kramer-Leto by Walter H. Stubbs Attorney

SOPHIA KRAMER-LETO
by WALTER H. STUBBS,
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, WALTER H. STUBBS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Attorney in Fact of BENEDICT S. LETO and wife, SOPHIA KRAMER-LETO, Bargainors, and that he as such Attorney in Fact, executed the foregoing instrument for the purposes therein contained by signing the name of the Bargainors as such Attorney in Fact.

WITNESS my hand and seal this 21st day of December 2001.

Dewey Stubbs

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE SUMNER COUNTY

My Commission Expires: 5/21/2002

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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 $117,500.00, which amount is equal to or greater than the amount which the property conveyed will command at a fair, voluntary sale.

Tonya C. Sneed
AFFIANT

Sworn to and subscribed before me this 21st day of December 2001.



Darcy Stubbs
NOTARY PUBLIC

My Commission Expires: 5/21/2002

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