THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 01/08/02 15:50 2pgs
Fees:13.00 Taxes:288.60
20020108-0003026

ADDRESS NEW OWNER:
Kenneth Daniel Leegon
4135 Edwards Avenue
Nashville, Tennessee 37216

MORTGAGEE:
Bank of the South
66 East Hill Street
Mt. Juliet, Tennessee 37122

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map and Parcel
61-6-85

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Claradell Lancaster Renfro, a widow,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kenneth Daniel Leegon, unmarried,** hereinafter called the Grantee, his 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. 1 on the plan of resubdivision of part of Lots 130 & 131 of Maplewood Heights of record in Book 4885, page 14, Register's Office for said County.
>
> Said Lot No. 1 fronts 56.5 feet on the westerly margin of Edwards Avenue and extends back 300.9 feet on the northerly line and 300.6 feet on the southerly line to a dead line in the rear, measuring 56.1 feet thereon.
>
> Being the same property conveyed to Jesse Eugene Renfro and wife, Clara L. Renfro, by deed from Monty E. Allen and wife, Kem L. Allen, as of record in Book 6102, page 919, Register's Office for Davidson County, Tennessee.
>
> Jesse Eugene Renfro died on May 10, 1997, leaving Clara L. Renfro as the surviving tenant by the entireties.
>
> Claradell Lancaster Renfro and Clara L. Renfro are one and the same person.

This is improved property known as 4135 A & B Edwards Avenue, Nashville, Tennessee 37126.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5043, page 514; Book 5093, page 690; and Book 5248, page 408, and easements, covenants and conditions as shown on the Plan of record in Plat Book 4885, page 14, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 3rd day of January, 2002.

Claradell Lancaster Renfro
CLARADELL LANCASTER RENFRO

Rebecca Chapman Russell
BY: REBECCA CHAPMAN RUSSELL,
HER ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **REBECCA CHAPMAN RUSSELL**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within Warranty Deed on behalf of **CLARADELL LANCASTER RENFRO** as her Attorney-In-Fact and who acknowledged that SHE executed the same as the free act and deed of **CLARADELL LANCASTER RENFRO** for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 3rd day of January, 2002.

Dean Robinson
NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/26/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$78,000.00.**

Kenneth D. Teegen
AFFIANT

Subscribed and sworn to before me this 3rd day of January, 2002.

Dean Robinson
NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/26/03