This Instrument Prepared By:
LAW OFFICE OF D. MICHAEL KRESS II, 8 East Bockman Way, Sparta, Tennessee 38583

QUIT CLAIM DEED

THIS INSTRUMENT made and entered into on the set forth hereinbelow, by and between MICHAEL R. LEECH, hereinafter referred to as "Grantor", and ROBBIN P. PATTERSON LEECH, and Life Estate retained by MICHAEL R. LEECH, hereinafter referred to as "Grantees".

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, the Grantor conveys, remises, releases and forever quitclaims unto the Grantees, all right, title, estate and interest in and to the following described real estate situated in the _____( ) Civil District of Davidson County, Tennessee, to-wit:

Map 51-4, Parcel 46

Land in Davidson County, Tennessee. Being Lot 67 on the Plan of Stratton Heights, as of record in Book 1835, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 67 fronts 111.4 feet on the Easterly side of Gibson Drive, and extends back 380.7 on the Northerly line and 301.6 feet on the Southerly line, to a dead line in the rear on which it measures 101.9 feet.

This conveyance is made subject to a 10 foot easement for a turnaround across the front of the lot within the bounds of said setback line, a 10 foot easement for public utilities along the Northerly side line and the Easterly rear line of the lot, and a 30 foot setback line from Gibson Drive, and conditions of owner's certificate, as shown on plan of record in Book 1835, page 13, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael R. Leech and wife, Deborah F. Leech by deed from W. Earl Green and wife, Virgie Green, lodged of record in Book 5147, page 419, Register's Office for Davidson County, Tennessee. The said Deborah F. Leech having since conveyed her interest in and to the herein described property to Michael R. Leech by Quitclaim Deed lodged of record in Book 5463, page 78, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This deed was prepared from information provided by the parties herein, and the preparation of this deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

TO HAVE AND TO HOLD any interest held by Grantor in said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said Grantees, and Grantees' heirs and assigns, forever. Grantor neither warrant title to said lands nor will defend title to said lands nor represents that Grantor hold any interest in said lands. This instrument shall be construed where necessary to

D. Michael Kress II
Attorney-at-Law
8 East Bockman Way
Sparta, TN 38583
(931) 836-1010 Sparta
(931) 836-1110 fax

Davidson County DEEDQC
Recvd: 01/17/02 15:49 2pgs
Fees:12.00 Taxes:0.00
20020117-0007497

accomplish the appropriate gender and number of the respective parties hereto as is consistent with the terms hereof.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed by hereunto affixing a signature on the date indicated in the respective acknowledgment hereinbelow, to make this conveyance effective on this the 15 day of Nov., 2001.

MICHAEL R. LEECH

Send Tax Notices To: (new owner)
Robbin P. Patterson Leech
251 Springhill Road
Mt. Juliet, Tennessee 37122

ACKNOWLEDGEMENT(S) OF NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Davidson)

PERSONALLY appeared before me, the undersigned authority, a Notary Public, in and for the aforesaid state and county, MICHAEL R. LEECH, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged to me that he executed the within and foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Madison, Tennessee on this the 15 day of November, 2001.

NOTARY PUBLIC

MY Commission Expires: My Commission Expires NOV 04 2004.

OATH OF CONSIDERATION

I, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest transferred, whichever is greater, is $ -0- , which amount is equal to or greater than the amount which the property or interest transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me this the ____ day of _____, 2001.

Notary Public or Register of Deeds

MY Commission Expires: _____.

IT IS YOUR RESPONSIBILITY TO PLACE THIS INSTRUMENT OF PUBLIC RECORD.
FAILURE TO DO SO IMMEDIATELY MAY ADVERSELY AFFECT YOUR TITLE TO THIS PROPERTY OR THE PRIORITY OF YOUR INTEREST.
OPINIONS OF TITLE, DESCRIPTION, OR SURVEY ARE NOT CERTIFIED BY THIS DEED.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF January 20 02
Deputy Register

D. Michael Kress II
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Sparta, TN 38583
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