WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 94,500.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Sumner }

SWORN TO AND SUBSCRIBED before me this 3 day of May 2002

NOTARY PUBLIC
My Commission Expires: 3-27-04

Davidson County DEEDWARR
Recvd: 05/08/02 09:45 2pgs
Fees:13.00 Taxes:349.65

20020508-0056590

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201 file#02040012

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Robert A. Leftwich, Jr., & Linda M. Leftwich 509 Jones Lane Hendersonville, TN. 37075	New Owner	44-11 / 112.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Robert A. Leftwich, Jr. and wife, Linda M. Leftwich, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **Karen A. McIntyre (n/k/a Karen A. McIntyre Williams)**, and spouse, **Jeffery B. Williams**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

Robert A. Leftwich, Jr. and wife, **Linda M. Leftwich**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on Plan of Section "A", Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded July 16, 1948, in Book 1424, page 68, Register's Office for Davidson County, Tennessee, for a more complete and accurate legal description.

Being the same property conveyed to Karen A. McIntyre by deed from Mary Claire Fyke Purcell and husband, Richard Purcell of record in Book 10513, page 79, Register's Office for Davidosn County, Tennessee.

The above description is the same as in the previous deed of record.

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. 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. 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.

The herein described property is subject to the following:
2002 Property taxes are to be prorated and assumed by the GRANTEES.
Right-of-way Easement granted to DuPont Fiber Silk Company of record in Book 626, page 556, said Register's Office.; Right-of-way Easement granted to Cumberland Telephone & Telegraph Company of record in Book 662, page 743, said Register's Office.; Subject to Easement of record in Book 9589, page 663, said Register's Office.; All matters shown on the Plan of record in Book 1424, Page 68, said Register's Office.

Jeffery B. Williams, husband of Karen A. McIntyre Williams, executes this document to convey any interest he may have, marital or otherwise.

This is improved property known as: 407 Lawrence Street, Old Hickory, TN. 37138.

Witness our hands this 30th day of April, 2002.

Karen A. McIntyre
(n/k/a Karen A. McIntyre Williams)

Jeffery B. Williams

0204-12

STATE OF TEXAS }
COUNTY OF Dallas }

Personally appeared before me, Johnny K Day, a Notary Public in and for said County and State, the within named Karen A. McIntyre (n/k/a Karen A. McIntyre Williams) the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Richardson, Texas, this 30 day of April 2002.

NOTARY PUBLIC

My Commission Expires: March 19, 2005

JOHNNY K. DAY NOTARY PUBLIC STATE OF TEXAS EXPIRES 03-19-2005

STATE OF TEXAS }
COUNTY OF Dallas }

Personally appeared before me, Johnny K Day, a Notary Public in and for said County and State, the within named Jeffery B. Williams the bargainer, 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 Richardson, Texas, this 30 day of April 2002.

NOTARY PUBLIC

My Commission Expires: March 19, 2005

JOHNNY K. DAY NOTARY PUBLIC STATE OF TEXAS EXPIRES 03-19-2005