Box 14-A
16026-1

This instrument prepared by:
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Kay B. Housch, P.C.
222 Second Avenue North, Suite 310
Nashville TN 37201

FILE NO: 2003020

Davidson County DEEDWARR
Recvd: 05/01/03 08:55 2pgs
Fees:13.00 Taxes:599.40
20030501-0058104

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) HELEN E. CURTIS	(NAME) AMERICA'S WHOLESALE LENDER	Map 142-7, Group F
(STREET ADDRESS) 7257 Highway 70 South, #407	(STREET ADDRESS) P. O. Box 660694	Parcel 15
(CITY) (STATE) (ZIP) Nashville, Tennessee 37221	(CITY) (STATE) (ZIP) Dallas, TX 75266-0694	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **LORI L. LEONARD, an unmarried woman**, has this day bargained and sold, and do hereby transfer and convey unto the said Helen E. Curtis and husband, William J. Meagher the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 15, Unit 407, of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101 et seq., as established by a Master Deed recorded as Instrument No. 200007200071772, re-recorded as Instrument No. 200008280084760, Register's Office, Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Lori L. Leonard, an unmarried woman, by deed of record in Instrument #20010601-0057092, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 162,000.00

Subscribed and sworn to before me this the 30th day of April 2003.

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE (Affix Seal)

Helen E. Curtis
Affiant

My commission expires: _____

Notary Public

This is improved property, known as 7257 Highway 70 South, #407, Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 14TH day of APRIL, 2003.

Lori L. Leonard

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LORI L. LEONARD, an unmarried woman**, the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this 14th day of April, 2003.

Rebecca L. Hyatt
MY COMMISSION # DD059471 EXPIRES
September 23, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

Rebecca L. Hyatt
Notary Public Rebecca L. Hyatt
My Commission Expires: _____

ENCUMBRANCES:

1. 2003 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to Grant of Easement of record in Book 7308, page 762, Register's Office, Davidson County, Tennessee.
3. Subject to Perpetual Easement for Highway Purposes of record in Book 5202, page 736, Register's Office, Davidson County, Tennessee.
4. Subject to Agreement for Dedication of Public Utilities Easement of record in Book 11426, page 63, Register's Office, Davidson County, Tennessee.
5. Subject to Storm Water Detention Agreement of record in Instrument #200006160060368, Register's Office, Davidson County, Tennessee.
6. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the Bylaws for the administration thereof; to the easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bellevue Commons Townhomes, of record in Instrument #200007200071772; re-recorded in Instrument #200008280084760, Register's Office, Davidson County, Tennessee, and Charter of record in Instrument #200007200071771; Instrument #20000715-0091868; and Instrument #20001009-0100204, said Register's Office.