Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/04/03 13:47 2pgs
Fees:13.00 Taxes:851.00
20030604-0076582

39-B
File #03-1289

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned C. Runcie Clements, IV, and wife, Donna Clements , hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Justin Leach, and Kerry Daugherty JL KD as tenants in common, with right of survivorship hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Lone Oak Heights, of record in Book 1424, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to C. Runcie Clements, IV, unmarried by deed of record in Inst No. 200001240007494, Registers office for said County. Donna Clements, spouse of C. Runcie Clements, IV, joins in this conveyance to convey any and all marital interest she may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4421 Lone Oak Road, Nashville TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of May, 2003

C. Runcie Clements, IV

Donna Clements

State of Tennessee)
County of Davidson)

On this 27th day of May, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named C. Runcie Clements, IV and Donna Clements, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/06

My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 230,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of May, 2003.

Notary Public

My Commission Expires: 3/25/06

My Commission Expires

NEW OWNER:
Justin Leach
4421 Lone Oak Road
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
131-7-84