THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Lucinda Berdine
227 Emmitt Ave
Madison, TN 37115

MAP PARCEL NUMBERS
51-8-37

RETURN TO:
BALDWIN LAND TITLE
228 JACKSON MEADOWS DR.
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE, made and entered into this 4th day of June, **2003**, by and between **STEVE A LEATHERMAN**, party of the first part, and **LUCINDA BERDINE**, party of the second part,

WITNESSETH: That for and in consideration of **$101,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Madison County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14 on the Block "C" as shown on Plan of Power and Roth, Madison Park Subdivision, a plat as shown of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 in Block "C" fronts 90 feet on the northerly side of Emmett Avenue and extends back 197 feet on the west line and 213 and 5/100 feet to a dead line.

"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantee(s); Restrictive Covenants; any and all matters in the plat of record in Plat Book 843, Page 7; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc., all of record in the Register's Office for Davidson County, Tennessee."

"The above legal description is identical to the one in the previous deed of record."

Being the same property conveyed to Steve A. Leatherman by deed from Daniel L. Dyer and wife, Cynthia Louann Dyer of record in Book 11170, page 133, dated 10-23-98, recorded 10-26-98, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Steve A Leatherman

STEVE A LEATHERMAN

Davidson County DEEDWARR
Recvd: 06/17/03 10:01 2pgs
Fees:13.00 Taxes:377.03

20030617-0083050

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **STEVE A LEATHERMAN** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 4th day of June, 2003.

My commission expires _____

_____
Notary Public

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$101,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lucinda Rivdine
Affiant

Subscribed and sworn to before me this 4th day of June, **2003**.

_____

PROPERTY ADDRESS:
227 Emmitt Ave.
Madison, TN 37115

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006