FILE BOX 45

WARRANTY DEED

P-FC-03-3347

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,500.00

Marie Bradford
Affiant

Subscribed and sworn to before me, this 15th DAY OF July, 2003.

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann Stallings	RBMG, Inc.	
3347 Lakeside Place	(NAME) 999 Executive Parkway, Suite 101	86-14-19
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) St. Louis, MO 63141	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL T. LEARY UNMARRIED,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANN STALLINGS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 59-B on the Plan of Lakeside Woods Estates, Section Two, Zone Lot Division of Lots 52 and 59, of record in Book 6900, page 269, amending Book 6200, page 461, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael T. Leary, married, by Deed from Coleen Y. Mead and husband, Robert M. Mead, dated May 11, 2000, of record in Instrument No. 20000515-0048598, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated August 21, 2001, of record in Instrument No. 20010828-0092737, Register's Office for Davidson County, Tennessee, the said Martha L. Leary conveyed her interest in subject property to Michael T. Leary.

This conveyance is made subject to the following: Taxes for 2003 and subsequent years; Covenants and Restrictions of record in Book 6564, page 740, as amended in Book 7347, page 82; and all matters shown on the plan of record in Book 6900, page 269, amending Book 6200, page 461; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3347 Lakeside Place, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and 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; and 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. 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 my/our hand(s) this 15th day of July, 2003.

Michael T. Leary BY
Michael T. Leary
Martha Leary AS
ATTORNEY IN FACT

Davidson County DEEDWARR
Recvd: 07/17/03 13:17 2pgs
Fees:13.00 Taxes:316.35

20030717-0100477

STATE OF TENNESSEE
COUNTY OF DAVIDSON

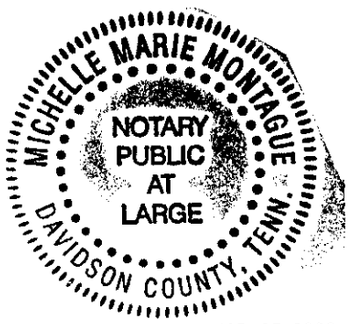
On this the 15th day of July, 2003, before me personally appeared Martha Leary to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael T. Leary and acknowledged that she executed the same as his free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 5th day of July, 2003.

Michelle Marie Montague

NOTARY PUBLIC

My Commission Expires: 3-25-06



My Commission Expires MAR. 25, 2006

RETURN TO: