Dav. Co. File Box 14-A
jtc file no. 16394-4

Davidson County DEEDWARR
Recvd: 07/25/03 08:04 2pgs
Fees:13.00 Taxes:451.40
20030725-0104022

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$122,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 23rd DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/10/05

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
MATTHEW LEONARD et ux	**WELLS FARGO HOME LOANS**	**76-5-163**
4724 Ashley Way	**4456 Corporation Lane, #100**	**4D 93630**
Hermitage, TN 37076	**Virginia Beach, VA 23462**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **We, STEVEN M. TUROCK and wife, SHARON L. CALDWELL**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW LEONARD and wife, ANITA R. LEONARD**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 11, on the Plan of Ashley Place, of record in Plat Book 7900, Page 123, as amended by Certificates of Correction in Book 8307, Page 239, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Steven M. Turock and wife, Sharon L. Caldwell, by deed from Timothy Brian Fullington and wife, Laura T. Fullington, of record in Instrument Number 20001201-0118262, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of Steven M. Turock and Sharon L. Caldwell pursuant to a Power of Attorney executed by same on the 16th day of July, 2003, of record in Instrument No. 20030725-0104018, Register's Office for Davidson County, Tennessee.

Unimproved
This is Improved (X) 4724 Ashley Way, Hermitage, Tennessee 37076

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 OUR HANDS THIS 23RD DAY OF JULY, 2003.

Steven M. Turock by Phillip Cantrell Attorney in Fact
STEVEN M. TUROCK

Sharon L. Caldwell by Phillip Cantrell Attorney in Fact
SHARON L. CALDWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within name STEVEN M. TUROCK and wife, SHARON L. CALDWELL, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 23RD day of July, 2003.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of July, 2003, before me personally appeared Phillip Cantrell 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 Steven M. Turock and Sharon L. Caldwell and acknowledged that he executed the same as the free act and deed of said Steven M. Turock and Sharon L. Caldwell.

Witness my hand and official seal at Nashville, Tennessee.

My Commission Expires: //////////////////////////////////
Notary Public

Notary Public

7/29/2006

SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.