BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 08/11/03 13:22 2pgs
Fees:13.00 Taxes:569.43
20030811-0114194

PREPARED BY (AND RETURN TO):

RALPH W. MELLO
Attorney at Law
104 Woodmont Blvd., Suite 115
Nashville, TN 37205
Ph. (615) 345-6000 - Fax. 345-6001

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kristina Leland 8233 Boone Trace Nashville, TN 37221	Owner

TAX MAP-PARCEL NUMBERS: **Map** 126-15B **Parcel** 185.00

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 **Jeremy A. Ruckstaetter** and wife, **Kacey Kinnard Ruckstaetter**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Kristina Leland**, 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. 17 on the Plan of Lexington Point Subdivision, Section Two of record in Document No. 200105150049954, Register's Office for said County. e Plan of Lexington Point Subdivision, Section Two of record in Document No. 200105150049954, Register's Office for said County.

Said Lot No. 17 fronts 64.56 feet on the southwesterly margin of Boone Trace and extends back 182.18 feet on the northwesterly line and 245.13 feet on the southeasterly line to a deadline in the rear, measuring 121.28 feet thereon.

Being all the property conveyed to Jeremy A. Ruckstaetter and wife, Kacey Kinnard Ruckstaetter by deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation of record in Document No. 20011114-0125090, Register's office for said county.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to:

1. Taxes for 2003 and subsequent years.

2. All matters referred to on the plan of record in Doc. No. 20010515004999 Register's Office for Davidson County, Tennessee.

3. The Declarations of Covenants, Conditions and Restrictions of record in Doc. No. 2001018-0103445 and amended in Doc. No. 20010522-0052909, Register's Office for Davidson County, Tennessee.

This is improved property, known as 8233 Boone Trace, Nashville, TN 37221

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.

GRANTORS COVENANT with the said Grantee that Grantors 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.

GRANTORS FURTHER COVENANT and bind Grantors, Grantors' 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.

WITNESS THE EXECUTION HEREOF this 7th day of August, 2003.

Jeremy A Ruckstaetter by Ralph W. Mello Atty-in-Fact
Jeremy A. Ruckstaetter

Kacey Kinnard Ruckstaetter by Ralph W. Mello Atty-in-Fact
Kacey Kinnard Ruckstaetter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Ralph W. Mello, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of **Jeremy A. Ruckstaetter** for the purposes therein contained, and who further acknowledged that he is the attorney-in fact for Jeremy A. Ruckstaetter, and is authorized by Jeremy A. Ruckstaetter to execute this instrument on behalf of Jeremy A. Ruckstaetter as his free act and deed.

Witness my hand, at office, this 7th day of August, 2003.

Notary Public

My Commission Expires: 3-31-07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Ralph W. Mello, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of **Kacey Kinnard Ruckstaetter** for the purposes therein contained, and who further acknowledged that he is the attorney-in fact for Kacey Kinnard Ruckstaetter, and is authorized by Kacey Kinnard Ruckstaetter to execute this instrument on behalf of Kacey Kinnard Ruckstaetter as her free act and deed.

Witness my hand, at office, this 7th day of August, 2003.

Notary Public

My Commission Expires: 3-31-07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $153,900.00.

Affiant

Sworn to and subscribed before me this 7th day of August, 2003.

Notary Public

My Commission Expires: 3-31-07