RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42446

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2003

Notary Public

MY COMMISSION EXPIRES: 7/29/06

Davidson County DEEDWARR
Recvd: 09/16/03 16:15 2pgs
Fees:13.00 Taxes:802.90

20030916-0136301

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Conwell Leinbach	Washington Mutual Bank, FA	83-6-228
1613 Eastland Avenue	2801 Gateway, Suite 150	
Nashville, TN, 37206	Irving, TX 75063	

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, I/WE,

Nick Bradley and wife, Jeri S. Bradley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Conwell Leinbach and wife, Sharon Leinbach

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:

Land in Davidson County, Tennessee, being the east 60 feet front and 58 feet rear of Lot No. 1 on the unrecorded resubdivision of Lot No. 2 Martha Martin Lands, as of record in book 8, pages 441 and 442, Register's Office for said County, nd described according to a survey made by T. R. Sanford, dated October 7, 1966, as follows:

Beginning at a point in the north margin of Eastland Avenue, at the corner of Lots 1 and 2; on the unrecorded subdivision, said point being 108 feet west of Benson Avenue; thence northerly with the line between said lots 245 feet to the south margin of an alley, which point is 110 feet west of Benson Avenue; thence with said alley, west 58 feet to a point; thence south 245 feet more or less to a point in the nroth margin of Eastland Avenue; thence with said Avenue, east 60 feet to the point of beginning.

Being the same property conveyed to Nick Bradley and wife, Jeri S. Bradley, by Warranty Deed from Nina Marie Spivey, Unmarried, of record in Instrument No.: 20020919-014184, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1613 Eastland Avenue, Nashville, TN 37206

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 12th day of September, 2003

Nick Bradley

Jeri S. Bradley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

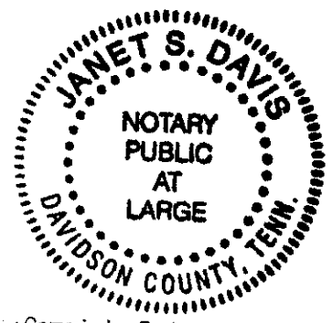
On this the 12th day of September, 2003, personally appeared Alan L. Saturn to me known to be the person who executed the foregoing instrument on behalf of Nick S. Bradley and Jeri S. Bradley as Attorney in Fact, and acknowledged that Alan L. Saturn executed the same as the free act and deed of the said Nick S. Bradley and Jeri S. Bradley.

Witness my hand and official seal this 12th day of September, 2003.

Janet S. Davis

Notary Public

My Commission Expires: 7-24-2004



My Commission Expires JULY 24, 2004