RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **VICKY V. KLEIN, ATTORNEY AT LAW**
223 Madison Street, Suite 102
P. O. Box 608
Madison, TN 37116-0608
(615) 868-8886

Davidson County DEEDWARR
Recvd: 09/22/03 15:49 2pgs
Fees:13.00 Taxes:791.80
20030922-0139998

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $214,000.00.

AFFIANT

Subscribed and sworn to before me, this 19th day of September, 2003.

NOTARY PUBLIC

My commission Expires: 3/31/07.

ADDRESS OF NEW OWNER(S)	SEND TAX BILL	MAP & PARCEL
Robert H. Lehning, Jr., et ux	Robert H. Lehning, Jr.	Map 115-4
724 Richfield Drive	6368 Bresslyn Road	Parcel 29
Nashville, TN 37205	Nashville, TN 37205	

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, **CATHERINE L. VAN DEREN**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Robert E. Lehning, Jr. and wife Donna E. Lehning, hereinafter called the Grantees, their heirs and assigns, all of my interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, as follows, to wit:

Land in Davidson County, Tennessee, being lot No. 155 on the Plan of Brook Meade, Section V, as of record in Book 2133, page 102, Register's Office for said County.

Said Lot No. 155 fronts 123 feet on the northeasterly side of Richfield Drive and runs back between lines, 332.4 feet on the northwesterly line and 330.8 feet on the southeasterly line to a dead line in the rear on which it measures 123 feet.

Being the same property conveyed to CATHERINE L. VANDEREN and FRANCES M. VANDEREN by deed from Jerry A. Clark and wife, Rebecca C. Clark, as of Record in Book 4062, Page 467, Register's Office for Davidson County, Tennessee. FRANCES M. VANDEREN died testate on February 19, 1988, and by Last Will and Testament admitted for Probate in the Probate Court for Davidson County, Tennessee, Docket No. 91822, devised all of her interest in and to said property in fee to her sister, CATHERINE LIVELY VAN DEREN.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 724 Richfield Drive, Nashville, Tennessee.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

CATHERINE LIVELY VAN DEREN, CATHERINE L. VANDEREN, and CATHERINE L. VAN DEREN are one and the same person.

Witness my hand this 19th day of September, 2003.

Catherine L. Van Deren
CATHERINE L. VAN DEREN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Tossa Jones Roman, a Notary Public in and for said County and State, the within named CATHERINE L. VAN DEREN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of September, 2003.

Tossa Jones Roman
NOTARY PUBLIC

My Commission Expires: 3/31/07.