THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 16908C

MAP/GROUP/PARCEL:
072-16-0/041.00

NEW OWNER'S NAME AND ADDRESS:
DOMINICK JOSEPH LEONARDO
2005 PORTER ROAD
NASHVILLE, TN 37206

Davidson County DEEDWARR
Recvd: 10/15/03 09:01 2pgs
Fees:13.00 Taxes:407.00
20031015-0152608

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **PHYLLIS B. LEONARDO, A MARRIED WOMAN**, hereinafter called Grantor, does hereby transfer and convey unto **DOMINICK JOSEPH LEONARDO, AN UNMARRIED MAN**, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, described as follows:

Being Lot No. 3 on the Plan of Burchwood Gardens, Section 1, of record in Book 2900, page 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 90 feet on the northerly side of Porter Road and runs back 201 feet on the westerly line and 203.65 feet on the easterly line to a broken line in the rear measuring 90.05 feet thereon.

The subject property is improved property commonly known as 2005 Porter Road, Nashville, Tennessee.

BEING the same property conveyed to Grantor herein by deed of record in Book 11767, Page 757, Register's Office for Davidson County, Tennessee.

Grantor is married; however, neither she nor any member of her family has occupied said real property as homestead. Property was purchased by Grantor as investment property only.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and

representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Phyllis B. Leonardo

PHYLLIS B. LEONARDO

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **Phyllis B. Leonardo**, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 9th day of October, 2003.

Sondra Kirby

NOTARY PUBLIC

My Commission Expires:
1/14/04

SONDRA KIRBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires January 14, 2004

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $110,000.00.

AFFIANT

Sworn to and subscribed before me, this the 9th day of October, 2003.

Sondra Kirby

NOTARY PUBLIC

My Commission Expires:
1/14/04

SONDRA KIRBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires January 14, 2004