THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
5409 Maryland Way Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF November, 2003

Notary Public

MY COMMISSION EXPIRES: 1/27/06
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Quinby (NAME)	Leader Mortgage, LLC (NAME)	MAP 91-9
6342 Alamo Place (ADDRESS)	4456 Corporation Lane, Ste. 300 (ADDRESS)	PARCEL 209
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23462 (CITY) (STATE) (ZIP)	

FOR AND 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, Ronnie Hall, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Quinby, a single person

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 Lot No. 16, Block "C", on the Map of Crolywood, Section 2, as of record in Book 1130, page 100, said Register's Office.

Said Lot No. 16 fronts 60 feet on the northerly side of Alamo Place and runs back between lines 148.6 feet on the west line and 148.3 feet on the west line, to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Ronnie Hall by Trustee's Quitclaim Deed from David G. Rogers, Trustee, of record in Instrument No. 200305290072847, said Register's Office.

Davidson County DEEDWARR
Recvd: 11/13/03 09:48 2pgs
Fees:13.00 Taxes:278.98

20031113-0165950

unimproved ( )
This is improved (X) property, known as 6342 Alamo Place, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 7th day of November, 2003

Ronnie Hall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronnie Hall, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 7th day of November, 2003.

Commission expires July 24, 2004

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public