This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Tiffany M. Littleton
1213 Forrest Oaks Ct.
Nashville, Tennessee 37221

SEND TAX BILL TO:
Leader Mortgage LLC
P.O. Box 10384
Des Moines, Ia. 50306-0384

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 11/21/03 14:42 2pgs
Fees:13.00 Taxes:777.00
20031121-0170061

MAP	155-8
GROUP	C
PARCEL	139

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James J. Schwartz and Kathleen Schwartz, husband and wife** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Tiffany M. Littleton**, hereinafter called the "GRANTEE", her 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. 139 on the Plan of Resubdivision of Lot Nos. 139 and 140, Popular Creek, Phase II, A Planned Unit Development, of record in Plat Book 8250, page 152, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to James J. Schwartz and Kathleen Schwartz, husband and wife by deed from Michael J. Nacarato and Betty J. Nacarato, husband and wife of record in Book 11624, page 490, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 1213 Forrest Oaks Ct., Nashville, Tennessee 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", their heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 our hands this the 30th day of October, 2003.

James J. Schwartz, by Jim Dehart, as attorney-in-fact

Kathleen Schwartz, by Jim Dehart, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jim Dehart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney in fact for **James J. Schwartz and Kathleen Schwartz, the bargainors,** and that as said attorney in fact he executed the within Warranty Deed for the purposes therein contained by signing the names of **James J. Schwartz and Kathleen Schwartz** as their free act and deed.

WITNESS my hand and official seal this 30th day of October, 2003.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $210,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of October, 2003.

NOTARY PUBLIC

My Commission Expires: 9 25 04

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE