This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Daniel E. Leaf
2122 Sanborn Drive
Nashville, Tennessee 37210

Davidson County DEEDWARR
Recvd: 12/30/03 10:41 3pgs
Fees:18.00 Taxes:495.43
20031230-0183671

SEND TAX BILL TO:
Owner

MORTGAGEE:
GMAC Mortgage Corporation
3451 Hammonds Avenue
Waterloo, Iowa 50702

MAP **095-10-0**
GROUP
PARCEL **106.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bertha M. Killion, Trustee, U/A/ D May 3, 1995, with full power and authority to sell, mortgage, lease, rent and convey** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Daniel E. Leaf and husband, Malee Leaf**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 199 on the Plan of Elm Hill Acres, Section 3, as of record in Book 2331, page 68, Register's Office for Davidson County, Tennessee, and described as follows:, to which plat reference is herebymade for a more complete legal description.

/Said Lot No. 199 fronts 120 feet on the northerly side of Sanborn Drive and extends/ back between lines 391.8 feet, more or less, on the westerly side to the center of Sims/ /Branch, and 390 feet, more or less, on the easterly side to the center of Sims Branch, /and the rear line along the center of said Sims Branch measuring 120 feet, more or/ /less. /

Being the same property conveyed to Bertha M. Killion, Trustee, U/A/ D May 3, 1995, with full power and authority to sell, mortgage, lease, rent and convey by deed from Richard K. Kaliszewski and wife, Diana M. Kaliszewski dated November 22, 1996, of record in Book 10270, page 23, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2122 Sanborn Drive, Nashville, Tennessee 37210.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2003, a lien now due and payable. Map 095-10-0, Parcel 106.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2003 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2 Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 2442, page 464, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 2331, page 68, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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,

Grantor does covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her 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.

WITNESS my hand this the 29th day of December, 2003.

Bertha M. Killion Trustee
Bertha M. Killion, Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Bertha M. Killion, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of December, 2003.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

My Commission Expires: 12/15/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $133,900.00.

Leslie D. Nash
AFFIANT

Subscribed and sworn to before me on this 29th day
of December, 2003.

Shari A. Thompson
NOTARY PUBLIC
My Commission Expires: 1-29-05

