Prepared by:

American Title & Escrow, LLC
Nashville, Tennessee 37072

Davidson County DEEDWARR
Recvd: 01/21/04 09:53 2pgs
Fees:13.00 Taxes:407.00

20040121-0007818

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:	
Leslie Geoffrey 117 Draper Drive Goodlettsville, TN 37072	Leslie Geoffrey 724 Caldwell Drive Goodlettsville, TN 37072	Map Parcel	33.04 30.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I REBECCA R. PAYNE, a widow, have bargained and sold, and by these presents do transfer and convey unto LESLIE GEOFFREY, her heirs, successors, and assigns, all my rights, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Land located and lying in the city limits of Goodlettsville, TN, and being known as Lot No. 20, Goodlettsville Heights, Section 3, according to the plan of record in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to J. H. Payne, and wife, Rebecca R. Payne, by Warranty Deed of record in Book 2037, page 523, Register's Office for Davidson County, Tennessee. The said J. H. Payne having since died, and Rebecca R. Payne, his widow conveys this property by her sole marital rights.

John Charles Payne hereby signs for the said Rebecca R. Payne, widow, as her duly appointed Attorney-in-Fact, by the authority bestowed to him in the Durable General Power of Attorney, of record in Instrument Number #20040121 0007817

This is improved property known as 117 Draper Drive, Goodlettsville, TN 37072.

Witness my hand this 4th day of September, 2003.

Rebecca R. Payne

REBBECA R. PAYNE
By: John Charles Payne, Attorney-in-Fact

By: John Charles Payne AIF

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN CHARLES PAYNE,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument in his capacity as **Attorney-in-Fact for Rebecca R. Payne, a widow,** according to the instrument bestowing such powers in the Durable General Power of Attorney as referenced herein and for the purposes therein contained.

Witness my hand this 4th day of September, 2003.

AMY L. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Mar. 27, 2004

Amy L Campbell
NOTARY PUBLIC

My Commission expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Crysta C Jones
Affiant

Subscribed and sworn before me this 4th day of September, 2003.

AMY L. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Mar. 27, 2004

Amy L Campbell
NOTARY PUBLIC

My Commission Expires:_____