Davidson County DEEDWARR
Recvd: 03/03/04 09:15 3pgs
Fees:18.00 Taxes:407.74
20040303-0023911

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Derrick Leonard 1900 Hailey Avenue Nashville TN 37218	Same	David W. McMackin 215 Ward Circle, S-104 Brentwood, Tn 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is ~~$115,000.00~~ 110,200.00

Map & Parcel No.
81-1-30

Affiant
Subscribed and sworn to before me on 02/06/04.

Notary Public

My Commission Expires:

LASHELLE LONDON NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: AUGUST 25, 2005

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Tony Ray Clouse (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Derrick Leonard and Christ Leonard (herein called "Grantees"), the real property situated in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT A *Christy Leonard*

This is improved property located at 1900 Hailey Avenue Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and bind herself/himself/thyself and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 02/06/04.

Tony Ray Clouse

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tony Ray Clouse, the barginor, 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 02/06/04

Notary Public

My commission expires: _____

MY C... AUG...

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 17, 18, 19, 20, 21 and the southwesterly 10 feet of Lot No. 22 of Block "A" on the Revised Plan of Haley's Subdivision of part of Block No. 5 in G. T. Sheegog's Subdivision at Bordeaux, Tennessee, not of record, described according to a survey made by Blanchard and Parrish, Engineers, May 13, 1941, as follows:

Beginning on the southeasterly margin of Haley Avenue at a point 465 feet northeast of the northeasterly margin of Doak Avenue, being the corner of Lots Nos. 16 & 17; thence with the southeasterly margin of Haley Avenue, northeastwardly 135 feet to a point 15 feet southwest of the corner of Lots Nos. 22 and 23; thence southeastwardly and parallel with the line between said two lots, 156 1/2 feet, more or less, to the southeasterly line of Lot No. 22; thence southwestwardly 135 feet to the corner of Lots Nos. 16 & 17; thence with the line between said two lots, northwestwardly 161.9 feet to the beginning.

INCLUDED but EXCLUDED from the conveyance is the following described property:

Being Lots No. 17, 18, and 19 of Block "A" on the Revised Plan of Haley's Subdivision of part of Block No. 5 in G. T. Sheegog's Subdivision at Bordeaux, Tennessee, not of record, described according to a survey by Blanchard and Parrish, Engineers, May 13, 1941, as follows:

Beginning on the southeasterly margin of Haley Avenue, at a point 465 feet northeast of the northeasterly margin of Doak Avenue being the corner of Lots Nos. 16 & 17; thence with the southeasterly margin of Haley Avenue, northeastwardly 75 feet to the corner of Lots Nos. 19 & 20; thence with the line between said two lots, southeastwardly 159 feet; thence southwestwardly 75 feet to the corner of Lots Nos. 16 & 17; thence with the line between said two lots, northwestwardly 161.9 feet to the beginning.

Being a portion of the same property conveyed to Tony Clouse (also known as Tony Ray Clouse and Tony R. Clouse) by virtue of a Quitclaim Deed dated May 26, 1999, from Melissa Wall Clouse (also known as Melissa Ann Clouse and Melissa Wall Clouse and Melissa W. Clouse), of record in Book 11494, page 796, Register's Office for Davidson County, Tennessee, and also being a portion of the same property conveyed to Melissa Wall Clouse by warranty deed dated May 18, 1990, from Nathan Wall, of record in Book 8113, page 91, Register's Office for Davidson County, Tennessee.