THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 212,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF April, 2004

Notary Public

MY COMMISSION EXPIRES: 7-26-08
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Hart	Leader Mortgage, LLC	MAP 118-15
(NAME)	(NAME)	
3600 Franklin Road	5200 Maryland Way Suite 122	PARCEL 1
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(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, Joy Mercy Harrell and husband, Dan Harrell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Hart and wife, Kristi Hart

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 the described as follows:

See Attached "Exhibit A" - Legal Description

Being the same property conveyed to Scott L. Mercy and wife, Joy M. Mercy by deed of record in Book 8705, page 89, Register's Office for Davidson County, Tennessee. The said Scott L. Mercy has since died, leaving Joy M. Mercy as the survivor of their tenancy-by-the-entirities. Joy M. Mercy is now known as Joy Mercy Harrell; her spouse, Dan Harrell, joins in this conveyance..

unimproved ( )
This is improved (X) property, known as 3600 Franklin Road, Nashville, TN 37204
(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 our hand s this 8th day of April, 2004

Joy Mercy Harrell

Dan Harrell

Davidson County DEEDWARR
Recvd: 04/12/04 14:28 2pgs
Fees:13.00 Taxes:3006.25

20040412-0040995

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 Joy Mercy Harrell and husband, Dan Harrell

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of April, 2004.

Commission expires 6-26-08

Notary Public

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

EXHIBIT A

A tract of land in the 6th formerly the 9th Civil District of Davidson County, Tennessee, described according to a survey made by W. B. Southgate, Surveyor, April 19, 1932, as follows: BEGINNING on the easterly margin of Franklin Road at a point 1340 feet south of the southerly margin of Thompson Lane, said point being the southwest corner of Lot #3, on the map of a division of the land of Joseph Thompson, deceased as of record in the Plan Book 2, Page 173, Chancery Court at Nashville; Thence with the southerly line of said Lot #3, North 81 deg. 30 min. East 1118 feet; Thence South 31 deg. 55 min. East 317 feet 6 inches; Thence South 81 deg. 30 min. West 1248 feet to the easterly margin of the Franklin Road; Thence with said road northwardly 290 feet to the beginning containing 7 88/100ths acres, more or less

INCLUDED in the foregoing description but expressly EXCLUDED herefrom, are two tracts of land conveyed to the State of Tennessee by Deed of record in Book 4538, Page 936, Register's Office for Davidson County, Tennessee and the tract of land conveyed to Robert B. Flippen and Jean Rule Flippen by deed of record in Book 4557, page 905, Register's Office for Davidson County, Tennessee.