1st
Box 64

THIS INSTRUMENT PREPARED BY:
Forsythe Title & Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 17926K

MAP/GROUP/PARCEL:
161-10-0-A/209.00 CO.

Davidson County DEEDWARR
Recvd: 04/14/04 08:30 2pgs
Fees:13.00 Taxes:487.81
20040414-0041642

NEW OWNER'S NAME AND ADDRESS:
MEGAN SMITH
105 YORKSHIRE COURT
NASHVILLE, TENNESSEE 37211

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, SANDRA F. WATT NOW KNOWN AS SANDRA F. LEGGS, A MARRIED WOMAN, hereinafter called Grantor does hereby transfer and convey unto MEGAN SMITH, AN UNMARRIED PERSON, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 314 ON THE PLAN OF VILLAGES OF BRENTWOOD, PHASE 3, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN PLAT BOOK 6250, PAGE 918, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

The subject property is commonly known as 105 YORKSHIRE COURT, Nashville, TN 37211.

BEING the same property conveyed to Grantor Sandra F. Watt now known as Sandra F. Leggs herein by deed of record in Book 8983, Page 459 and re-recorded in Book 8988, Page 283, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants ands binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

SANDRA F. LEGGS
FORMERLY KNOWN AS SANDRA F. WATT

REX ANGELO LEGGS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, SANDRA F. LEGGS, FORMERLY KNOWN AS SANDRA F. WATT AND REX ANGELO LEGGS, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 30th day of MARCH, 2004.

NOTARY PUBLIC

SONDRA KIRBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: MY COMMISSION EXPIRES JAN. 20, 2008

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $131,840.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of March, 2004.

NOTARY PUBLIC

HARRIET WILSON Notary Public At Large DAVIDSON COUNTY, TN

My Commission Expires:

My Commission Expires 9-22-07