Davidson County DEEDWARR
Recvd: 04/21/04 10:37 2pgs
Fees:13.00 Taxes:203.50
20040421-0045148

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Robert A. Leggett **357 Oakview Drive** **Nashville, TN 37207**	**Robert A. Leggett** **357 Oakview Drive** **Nashville, TN 37207**	**07111009300**

FOR AND IN CONSIDERATION of the sum of *Ten Dollars ($10.00),* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL LEGGETT and wife, YVONNE LEGGETT**, hereinafter referred to as "*Grantors*", have this day bargained and sold, and do hereby transfer and convey unto the said **ROBERT A. LEGGETT**, hereinafter referred to as "*Grantee*", their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING the easterly 50 feet of Lot No. 57 on the Map of Trinity Heights Addition, of record in Book 61, Page 38, Register's Office for said County.

Said part of said lot front 50 feet on the southerly side of Edith Avenue and runs back between parallel lines 154 feet, more or less, to an alley.

BEING the same property conveyed to Michael Leggett and wife, Yvonne Leggett, by Substitute Trustee's Deed dated September 27, 2002, and filed for record as Instrument No. 20021003-0120434 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 308 Edith Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said ROBERT A. LEGGETT, his successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to

the said ROBERT A. LEGGETT, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 13 day of April, 2004.

MICHAEL LEGGETT

YVONNE LEGGETT

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $55,000.00.

Sworn to and subscribed before me on this the 13th day of April, 2004.

NOTARY PUBLIC

My Comm. Expires: My Commission Expires NOV. 27 2004

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, MICHAEL LEGGETT and wife, YVONNE LEGGETT, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Nashville, Tennessee, on this the 13th day of April, 2004.

NOTARY PUBLIC

My Comm. Expires: My Commission Expires NOV. 27 2004

Realprop/Leggett.Leggett.warranty.deed