This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040125

Davidson County DEEDWARR
Recvd: 04/29/04 13:15 2pgs
Fees:13.00 Taxes:1369.00
20040429-0048754

Send Tax Bills To:
State Farm Bank
1500 W. Jefferson Blvd
Fort Wayne, IN 46804

New Owner is:
1157 Cleveland Hall
Old Hickory, TN 37138

MAP: 64-05
PARCEL: 85.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **W. Allen Bryan III dba Bryan Homes** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Frederick C. Leonard and Janene E. Leonard**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Lot No 146, Phase One, Cleveland Hall Subdivision, as shown on the plat of record in Book 11700, page 51, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. Allen Bryan III, d/b/a Bryan Homes by General Warranty Deed from Cleveland Hall, LLC dated 06/13/01, recorded 06/14/01, in Instrument No. 200106140063204, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of April, 2004.

GRANTOR:

W. Allen Bryan III dba Byan Homes

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **W. Allen Bryan III dba Byan Homes** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23rd day of April, 2004.

Heather M. Moore
Notary Public

My Commission Expires: 8/22/07

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Melissa L. Sanders
Affiant

SWORN TO and subscribed before me this 23 day of April, 2004.

Heather M. Moore
NOTARY PUBLIC

My commission expires:

8/22/07

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007