WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 165,000.00

James A. Leonard
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF MAY, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/27/07

DANA DELWORTH NOTARY PUBLIC AT LARGE COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00259

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
James A. Leonard	United Mortgage Lenders, Inc.	MAP:83-9
1406 Forrest Avenue	4969 U.S. Highway 42 #2400	Parcel:377
Nashville, TN 37206	Louisville, KY 40222	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAVIER F. SOLANO AND WIFE, CHANDRA NT FLINT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JAMES A. LEONARD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1406 Forrest Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 my hand on the 19th day of May, 2004.

Javier F. Solano

Chandra NT Flint by Javier F. Solano, Attorney in Fact

Chandra NT Flint by Javier F. Solano, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 19th day of May, 2004, before me personally appeared Javier F. Solano to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Chandra NT Flint and acknowledged that he executed the same as the free act and deed of said Chandra NT Flint.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires: 11/27/07

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/28/04 14:29 2pgs
Fees:13.00 Taxes:610.50

20040528-0063180

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 41, on the Plan of A.V.S. Lindsley's 29 acre tract, as shown on plat of record in Plat Book 57, page 66, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Javier F. Solano and wife, Chandra NJ Flint, correctly known as Chandra N.T. Flint, in Instrument No. 20010709-0072845, recorded 7/9/01, Register's Office for Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Javier F. Solano and Chandra NT Flint pursuant to a power of attorney executed by the same, and being filed for in Instrument # 20040528-0043179, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, JAVIER F. SOLANO, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 19th day of May, 2004.

Notary Public _____

My Commission Expires: 11/27/04

