03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $123,900.00

Affiant

Subscribed and sworn to before me, this 1st day of June, 2004.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 06/04/04 10:51 2pgs
Fees:13.00 Taxes:458.43

20040604-0066019

03-0405-31971

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Wallace H. Spradling, Jr.	Leader Mortgage, LLC	142-01-A-79.00CO
8207 Sawyer Brown Road, #L-7	4456 Corporation Lane, Suite 300	
Nashville TN 37221	Virginia Beach, VA 23462-0000	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James C. Mullins and Tina B. Mullins, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Wallace H. Spradling, Jr., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain condominium apartment in Davidson County, Tennessee, described as Unit L7 together with carport designated as No. L-7-C, on the Plan of Section One, River Plantation, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Davidson County, Tennessee, as shown on the plat of Section One, River Plantation, Condominium apartments, recorded in Plat Book 4460, Page 59, said Register's Office, and described in Master Deed recorded in Book 4562, Page 474, Book 4661, Page 334, Book 4784, Page 464, and Book 4856, Page 756, said Register's Office, to which reference is hereby made.

Being the same property conveyed to James C. Mullins and Tina B. Mullins, husband and wife, by deed from Sheila McCain Cook, unmarried, of record in Instrument No. 20020412-0045825, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8207 Sawyer Brown Road, #L-7, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 1st day of June, 2004.

James C. Mullins

Tina B. Mullins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James C. Mullins and Tina B. Mullins, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 1st day of June, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05