**This Instrument Prepared by:**
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 040315

STAR OVERTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires 1-21-07

**STATE OF Tennessee**
**COUNTY OF Davidson**
The actual consideration or value, whichever is greater for this transfer is **$149,900.00**

Affiant

Subscribed and sworn to before me, this
**3rd day of August, 2004.**

**Notary Public**
**My commission expires:**

| **Name and Address of New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Lorine Hill<br>227 Nathan Drive<br>Nashville, Tennessee 37207 | U.S. Bank, N.A.<br>4801 Frederica St.<br>Owensboro, KY 42301 | 033-040B-027.00 |

# WARRANTY DEED

For and in 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, **Harry T. Leake and Cindy P. Leake, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lorine Hill, an unmarried woman,** hereinafter called the Grantee, her heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

**Being** Lot No. 27 on the Plan of Dry Creek Pointe, Section One or record in Plat Book 7900, page 737, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Harry T. Leake and wife, Cindy P. Leake by deed from Fox Ridge Homes, Inc., of record in Book 10181, page 91, RODCT.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record, including but not limited to:

1. Taxes for the current year which have been prorated and assumed by the Grantee herein.
2. All matters shown on the plan of record in Plat Book 7900, Page 747, Register's Office of Davidson County, Tennessee.
3. Declaration of Restrictive Covenants and bylaws of record in Book 9863, Page 153, Register's Office of Davidson County, Tennessee.

This property is improved property known as **227 Nathan Drive, Nashville, TN 37207**

Davidson County DEEDWARR
Recvd: 08/20/04 13:00 2pgs
Fees:13.00 Taxes:554.63
20040820-0100933

Init HL Init CL

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, 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.

In witness, whereof, we, Harry T. Leake and Cindy P. Leake, sign this Warranty Deed on this the 3rd day of August, 2004.

Harry T. Leake

Cindy P. Leake

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry T. Leake and Cindy P. Leake, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 3rd day of August, 2004.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
05/23/06