Davidson County DEEDWARR
Recvd: 08/23/04 14:40 2pgs
Fees:13.00 Taxes:414.40
20040823-0101716

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of August, 2004.

Notary Public

My Commission Expires: 11/4/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Johnnie Pewitt and Nancy Pewitt
4340 Gosey Hill Drive
Franklin, TN 37064

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
138-08-0-119

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas J. Leadon, a single person** hereinafter referred to as Grantors, hereby transfers and conveys to **Johnnie C. Pewitt and wife, Nancy W. Pewitt** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being Lot Nos 23A and 23B on the Zone Lot Division of Lot Nos 21 through 25 on the Plan of Valley View Terrace Phase Two, of record in Plat Book 5200, page 119, as amended for zone lot division in Plat Book 5200, page 545, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Thomas J. Leadon, a single person by warranty deed from Robert R. Powers and wife, Gayle G. Powers of record in Book 10643, page 726, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 5200, Page 545, amending 5200, page 119, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5323, page 310 as amended in Book 5733, page 375, Book 5603, page 341, Book 6057, page 950, Book 3852, page 562, Book 5172, page 550, Register's Office for Davidson County, Tennessee.

Easement to South Central Bell of record in Book 5173, Page 550, Register's Office for Davidson County, Tennessee.

Easement to First Suburban Water Utility District of record in Book 5173, Page 550, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 469 & 471 Cathy Jo Circle, Nashville, Tennessee 37211.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 20th day of August, 2004.

Thomas J. Leadon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas J. Leadon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of August, 2004.

Notary Public

My Commission Expires: 2-19-07

SANDRA S. TOMLIN
Notary Public At Large
WILLIAMSON COUNTY, TN