File Box 8

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040358

Davidson County DEEDWARR
Recvd: 08/27/04 14:37 2pgs
Fees:13.00 Taxes:517.63
20040827-0104015

Send Tax Bills To:
America's Wholesale Lender
6440 Southpoint Pkwy #300
Jacksonville, FL 32216

New Owner is:
Leslie Falls
1864 Brookmeadow Lane
Hermitage, TN 37076

MAP: 64-16-O-D
PARCEL: 90.00CO

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, **Amy Leeper, an unmarried woman** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Leslie Falls, unmarried** , 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:

Land in Davidson County, Tennessee, being Lot No. 257 on the Plan of Section Two, Truxton Park of record in Instrument No: 20010515-0049898, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Amy Leeper, an unmarried woman, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, A Tennessee Corporation, dated November 27, 2001, recorded December 5, 2001, in Book 20011205013415 6, 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 25th day of August, 2004.

GRANTOR:

Amy Leeper

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Amy Leeper, an unmarried woman** , 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 25th day of August, 2004.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11/25/06

STATE OF TENNESSEE)
COUNTY OF TENNESSEE)

The actual consideration or value, whichever is greater, for this transfer is $139,900.00.

Affiant

SWORN TO and subscribed before me this 25 day of AUG., 2004.

NOTARY PUBLIC

GREGORY POLZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:
3/25/06