ADDRESS NEW OWNERS and
SEND TAX BILLS:
ROBERT A. LEFTWICH, SR. and wife,
LINDA M. LEFTWICH
509 Jones Lane
Hendersonville TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
42 - 14 - 80

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY THOUSAND DOLLARS ($150,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ROBERT A. LEFTWICH, SR., hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to ROBERT A. LEFTWICH, JR. and wife, LINDA M. LEFTWICH, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 4, Section 1, Blair Estates, as of record in Book 2663, Page 24, Register's Office for said County, more particularly described as follows:

Beginning at a point in the northeasterly margin of Westchester Drive, common corner of Lots Nos. 3 and 4;thence with the line between said two lots, northeasterly 178.05 feet, and northerly 106 feet to a point; thence easterly with the rear line of the subject lot, 119.75 feet to a point; thence southerly 284.31 feet to a point in the northerly margin of a 50 foot unnamed street; thence with said margin of said street southwesterly 149.86 feet to a point at its intersection with Westchester Drive; thence with the margin of said Drive westerly 43.27 feet, and northwesterly 65 feet, to the point of beginning.

Being the same property conveyed to Robert A. Leftwich, Sr. and wife, Dorothy R. Leftwich by deed of record in Book 3027, Page 547, Register's Office for Davidson County, Tennessee. Dorothy R. Leftwich having since died.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 414 Westchester Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 10/18/04 14:17 2pgs
Fees:13.00 Taxes:555.00
20041018-0124981

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 13 day of October, 2004.

Robert A. Leftwich, Sr.
ROBERT A. LEFTWICH, SR.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ROBERT A. LEFTWICH, SR., the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 13 day of October, 2004.

NOTARY PUBLIC

JOYCE McJACKINS NOTARY PUBLIC AT LARGE TN DAVIDSON COUNTY

My Commission Expires:

My Commission Expires NOV. 26, 2005

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $150,000.00.

Robert A. Leftwich, Sr.
AFFIANT

Subscribed to and sworn before me, this the 13 day of October, 2004.

NOTARY PUBLIC

JOYCE McJACKINS NOTARY PUBLIC AT LARGE TN DAVIDSON COUNTY

My Commission Expires:

My Commission Expires NOV. 26, 2005

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