Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Bennett L. Leslie
1336 Wexford Downs Lane
Nashville, TN 37211

SEND TAX BILL TO:
OWNER

MORTGAGEE:
Chase Manhattan Mortgage Corporation
5409 Maryland Way, Suite 202
Brentwood, TN 37027

MAP	**172-14**
GROUP	**B**
PARCEL	**262**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Rollin B. Jensen and wife, Penelope S. Jensen** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Bennett L. Leslie and wife, Deborah S. Leslie**, hereinafter called the "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 No. 210 on the Plan of Winfield Park, a Cluster Lot Development Phase 2, Section 2 of record in Instrument No. 20030422-0052787, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Rollin B. Jensen and wife, Penelope S. Jensen by deed from Turnberry Homes, LLC, a TN Limited Liability Company of record in Instrument no. 20031111-0164947, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 1336 Wexford Downs Lane, 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, GRANTORS do covenant with the said GRANTEES that they are 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

Davidson County DEEDWARR
Recvd: 11/01/04 15:09 2pgs
Fees:13.00 Taxes:1258.00
20041101-0131019

WITNESS our hands this the 13th day of October, 2004.

Rollin B. Jensen

Penelope S. Jensen by Rollin B. Jensen as Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Rollin B. Jensen**, the 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 Warranty Deed for the purposes therein contained and he further acknowledged that he is the Attorney in Fact for **Penelope S. Jensen**, and that as said Attorney in fact he executed the within Warranty Deed by signing the name of Penelope S. Jensen as her free act and deed.

WITNESS my hand and official seal this 13th day of October, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/29/2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $340,000.00.

Bennett L. Leslie
AFFIANT

Subscribed and sworn to before me on this 21st day of October, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

NOTARY PUBLIC AT LARGE

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE