Davidson County DEEDWARR
Recvd: 11/03/04 14:10 2pgs
Fees:13.00 Taxes:795.50
20041103-0132616

Box 7A

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Robert E. Lehning and wife, Donna E. Lehning	6368 Bresslyn Road Nashville, TN 37205	Map 102-11
837 W. Hillwood Drive		Parcel 29
Nashville, TN 37205		

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Rodney E. Wilkins and wife, Kate Wilkins,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Robert E. Lehning and wife, Donna E. Lehning,** (The "Grantees"), their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 185, as shown on the map entitled Horton Heights, Section B, of record in Plat Book 2133, page(s) 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rodney E. Wilkins and wife, Kate Wilkins, by deed of record in Book 6404, page 835, said Register's Office.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2004, unpaid, but not delinquent until March 1, 2005.
2. Matters shown on the Plan of record in Book 2133, page(s) 70, said Register's Office.

This is improved property commonly known as 837 W. Hillwood Drive, Nashville, Tennessee 37205.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $215,000.00.

Robert E. Lehning

Affiant

Subscribed and sworn to before me this day of November, 2004.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

Joseph V. Ferrelli

Notary Public

My Commission Expires:_____

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

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 2ND day of November, 2004.

RODNEY E. WILKINS

KATE WILKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Rodney E. Wilkins and Kate Wilkins with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2ND day of November, 2004.

Notary Public

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

My Commission Expires:_____