SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

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

ADDRESS NEW OWNER:
Bobbie Lynn Leath
620 Sweetwater Cr.
Old Hickory, Tennessee 37138

Davidson County DEEDWARR
Recvd: 11/04/04 14:39 2pgs
Fees:13.00 Taxes:530.95
20041104-0133268

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage Co.
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

MAP **64-15**
GROUP **A**
PARCEL **24**

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, **Jeffrey L. Knipmeyer and wife, Rachel L. Knipmeyer** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Bobbie Lynn Leath and Allison L. Causey**, 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. 63 on the Plan of Plantation Walk, Section One, Revision One, of record in Plat Book 7900, page 697, as amended by Surveyor's Cirtificate of Correction, in book 9432, page 449, 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 Jeffrey L. Knipmeyer and wife, Rachel L. Knipmeyer by deed from Rhonda M. Crouder and spuse, Kermit P. Crowder of record in Book 11694, page 879, 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 620 Sweetwater Cr., Old Hickory, Tennessee 37138.

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.

WITNESS our hands this the 26th day of October, 2004.

Jeffrey L. Knipmeyer

Rachel L. Knipmeyer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeffrey L. Knipmeyer and wife, Rachel L. Knipmeyer**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of October, 2004.

~~Robert M. Loffi~~ Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $143,500.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of October, 2004.

NOTARY PUBLIC

SHIRLEY A. BEESLEY
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TENN.

My Commission Expires: 5/24/04