Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1430

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/08/04 16:00 2pgs
Fees:13.00 Taxes:721.50
20041108-0134681

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Robert D. Ivy and wife, Kerry C. Ivy, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Gwen S. Leuthold an unmarried woman, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County,Tennessee, being Lot No. 24, on the Final Plat of Williamsport Subdivision, Section One, a Residential Planned Unit Development, of record in Plat Book 7900, pages 628 and 629, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert D. Ivy and wife Kerry C. Ivy, by Warranty Deed, dated June 30, 2000, of record in Instrument No. 200007110068652, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 692 Williamsport Court, Nashville TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 5th day of November, 2004

Robert D. Ivy

Kerry C. Ivy

State of Tennessee)
County of Davidson)

On this 5th day of November, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robert D. Ivy and Kerry C. Ivy, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 195,000.00.

X Gwen S Leuthold
Affiant

Sworn and subscribed before me on this the 5th day of November, 2004.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Gwen S. Leuthold
692 Williamsport Court
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
Flagstar Bank
P.O. Box 7026
Troy, MI 48007-7026

TAX MAP-PARCEL #:
128-3-B-24CO