WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/04 09:44 2pgs
Fees:13.00 Taxes:1073.00
20041202-0143432

State of Tennessee File No.: 17527-1
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$290,000.00.**

Mary Catherine Bradshaw
Affiant

Subscribed and sworn to before me, this the 1st day of December, 2004.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL) STEPHEN W. ARNOLD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE Comm. Expires 5/30/07

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mary C. Bradshaw	**Leader Mortgage, LLC**	**132-13-070**
4620 Dustin Lane	**P. O. Box 10304**	
Nashville, TN 37220	**Des Moines, IA 50306-0304**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Ruth Link Hessey, a widow

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary C. Bradshaw, a single person

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. 1 on the Plan of Burchett's Subdivision, as of record in Book 2083, Page 36, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the southerly margin of Alder Drive at the corner of Lot Nos. 1 and 2; thence, westerly along said drive 148.02 feet to a concrete monument at the beginning of a curve; thence, around said curve in a southerly direction 37.80 feet to another concrete monument in the easterly margin of Dustin Lane; thence, with the margin of said Lane southerly 288.02 feet;; thence, easterly along the rear line of Lot 1, 188.8 feet to the corner of Lot Nos. 1 and 2; thence, northerly along the line between said Lots 310.9 feet to the point of BEGINNING.

BEING the same property conveyed to Edward T. Hessey and wife, Ruth Link Hessey, by Warranty Deed from Emmett N. Kennon, Jr. and wife, Rose Kennon, of record in Book 2484, Page 281, Register's Office for Davidson County, Tennessee. Said interest is now vested in Ruth Link Hessey, as surviving tenant by the entirety, the said Edward T. Hessey having since died 01-29-74.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been paid by the Grantors) herein.

This is Improved (X) Unimproved (____) property, known as: **4620 Dustin Lane, Nashville, TN 37220**

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 we do covenant with the said GRANTEES that we 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 we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 my/our hand(s) this **1st** day of **December, 2004.**

Ruth Link Hessey
Ruth Link Hessey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ruth Link Hessey, a widow,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **December, 2004.**

Notary Public

My Commission Expires: 5/30/07

