This instrument prepared by Daniel L. Murphy, Attorney at Law, 207 W. 8th St., Columbia, Tennessee.

FILE BOX 45

Davidson County DEEDWARR
Recvd: 12/07/04 15:13 3pgs
Fees:18.00 Taxes:153.55
20041207-0145925

GENERAL WARRANTY DEED

This indenture is made and entered into this the 18 day of **November, 2004** between **Cheryl Lynn Dunn Borchert, a married person** (hereinafter referred to as "GRANTOR") and **Dennis Deleonard and wife, Lesley Deleonard** (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Note: The legal description set forth above is the same property as contained in Grantor's previous deed of record and no new survey is available.

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE- DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interest, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for all matters appearing of record, including but not limited to easements and /or restrictions of record in the Davidson County, Tennessee Register of Deeds Office..

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

Eric Borchert joins in the execution of this instrument for the conveyance of all his rights, title and interest in the above described, be it marital or otherwise.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Cheryl Lynn Dunn Borchert

Cheryl Lynn Dunn Borchert

Eric Borchert

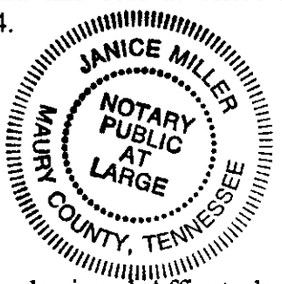
STATE OF TENNESSEE)

COUNTY OF MAURY)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared, Cheryl Lynn Dunn Borchert and husband, Eric Borchert to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 18 day of November, 2004.

SEAL

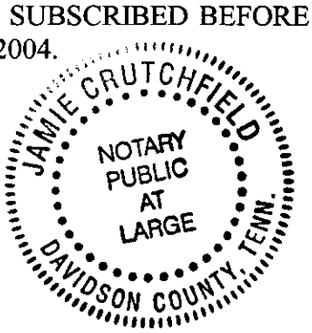


NOTARY PUBLIC
COMMISSION EXPIRES: 02/23/2008

OATH: I, the undersigned Affiant, do hereby swear or affirm that the actual consideration for transfer of the value of the property being transferred, which ever is greater, is $ 41,500.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 22nd DAY OF NOVEMBER, 2004.



NOTARY PUBLIC
COMMISSION EXPIRES: 3/31/07

Owner:

Dennis DeLeonard

370 Wallace Rd.; Apt D25

Nashville, TN 37211

Send Tax Bills To:

Countrywide Home Loans, Inc.

4500 Park Granada

Calabasas, CA 91302-1613

MAP 147
Group 3-0-B
Parcel 70-C0

Dennis DeLeonard, a married man
370 Wallace Rd.; Apt. D25
Nashville, TN 37211

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Unit No. D-25 of Southern Hills Condominium created under Title 66, Chapter 27, section 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

BEING the same property conveyed to Cheryl Lynn Dunn by deed from Peggy C. Romersa, unmarried, of record in Instrument 200008210082124, Register's Office for said County. The said Cheryl Lynn Dunn is now known as Cheryl Lynn Dunn Borchert.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6594, Page 502 and Book 6594, Page 547, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Instrument 200008210082124, said Register's Office; and (3) Sewer Easement of record in Book 6695, Page 22, said Register's Office and Easement to First Suburban Water Utility District of record in Book 4435, Page 29, said Register's Office.

~~Power of Attorney of record in Instrument ______________, said Register's Office.~~

(04-3508.PFD/04-3508/36)