Davidson County DEEDWARR
Recvd: 12/15/04 15:43 2pgs
Fees:13.00 Taxes:273.80
20041215-0149425

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
D. Leniger, Trustee
CEDARMONT DR. TRUST
P. O. Box 1648
Spring Hill,TN 37174

SEND TAX BILL:
*To Owner

MAP AND PARCEL:
MAP 162-13
PARCEL 131.00
5DU-32228

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Johnny B. Waters, Jr., and wife, Ernestine B. Waters hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto D. Leniger, Trustee, CEDARMONT DR. TRUST, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 48, on the Plan of Monte Carlo Estates, Section 2-A, of record in Plat Book 4955, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Johnny B. Waters, Jr. and wife, Ernestine B. Waters by deed from PMI MORTGAGE INSURANCE COMPANY., an Arizona corporation, of record in Book 5809, Page 683, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5202, Page 261, and such easements and setback lines of record in Plat Book 4955, Page 45, said Register's Office.

This conveyance subject to Deed of Trust of record in Book 6386, Page 372, payable to ICA Mortgage, and Deed of Trust of record in Book 10498, Page 651, payable to Trans Financial Bank, said Register's Office.

This is improved property known as 428 Cedarmont Drive, Nashville TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title andinterest thereto belonging to the said D. Leniger, Trustee, CEDARMONT DR. TRUST, its successors and assigns, forever; and we, Johnny B. Waters, Jr. and wife, Ernestine B. Waters do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular 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 14th day of December, 2004.

Johnny B. Waters, Jr.

Ernestine B. Waters

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Johnny B. Waters, Jr. and Ernestine B. Waters, 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 at Nashville, Tennessee, this the 14th day of December, 2004.

NOTARY PUBLIC

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-24-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 74,000.

AFFIANT

Subscribed and sworn to before me this 14th day of December, 2004.

NOTARY PUBLIC
My Commission Expires: 5-24-08

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.