RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

WARRANTY DEED

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

STATE OF Tennessee
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,000.00.**

Karen Neal
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 2005.

Leeza Osborne
NOTARY PUBLIC

My commission expires: 11/22/08

Davidson County DEEDWARR
Recvd: 01/18/05 15:29 2 pgs
Fees:13.00 Taxes:462.50

20050118-0006294

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell J. Leslie 6318 Marrowbone Lake Road Joelton, TN 37080	Mitchell J. Leslie 6318 Marrowbone Lake Road Joelton, TN 37080	02000002200

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty Five Thousand Dollars and Zero Cents ($125,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **John F. Berggren and Karen Neal,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Mitchell J. Leslie, married,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Marion County, Indiana, and being further described as follows, to-wit:

BEGINNING at an iron pin in the Lake Louise Road, (now Marrowbone Lake Road) North 36 degrees E 75 feet and North 27 degrees, east 32 feet from the northeast corner of the property conveyed to L. R. Ryan and wife by Deed from Bracy L. Ray and wife, of record in Book 2646, page 445, Register's Office for said County; thence with said Lake Louise Road (now Marrowbone Lake Road) North 27 degrees east 133 feet to an iron pin; thence North 8 degrees 30' west 86 feet to an iron pin; thence North 35 degrees 31' west 134.4 feet to an iron pin; thence North 51 degrees 15' east 115 feet to an iron pin; thence south 41 degrees 27' east 271 feet to an old iron pin placed by others in the northerly margin of a dirt road; thence with same, south 44 degrees 33' west 140 feet to an iron pin and south 56 degrees 15' west 163.5 feet to the beginning, containing 1 acre, more or less.

BEING of the same property conveyed to John F. Berggren and Karen Neal, by Deed from James M. Biggs, recorded 11/28/83, in Instrument No. 198311286182206, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2004 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 6th day of January, 2005.

John F. Berggren

Karen Neal

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public, [redacted] John F. Berggren and Karen Neal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6th day of January, 2005.

Notary Public

My commission expires: 11/22/08

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008