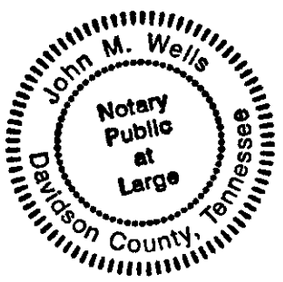
(1)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 348,500.00

Georgette R. Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2005

John M Wells
Notary Public: ~~Patricia Nicholle~~

MY COMMISSION EXPIRES: ~~01/24/09~~ 9/22/2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lynn M. Kehler	Leader Mortgage, LLC	Map 172
505 Banshire Ct.	4456 Corporation Lane	Group 9-O-A
Brentwood, TN 37027	Virginia Beach, VA 23462	Parcel 96-CO

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, we

Michael L. Humphries and wife, Wendy W. Humphries

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Lynn M. Kehler

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. 96 on the Plan of Banbury Crossing, Section Two, a Planned Unit Development of record in Plat Book 9700, pages 605-609, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael L. Humphries and wife, Wendy W. Humphries by deed from The Jones Company Custom Homes of Tennessee, Inc., of record in Book 11646, Page 875, dated August 31, 1999, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9700, Page 605-609, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 605-609, said Register's Office; and (3) Sewer Easement of record in Book 11213, Page 82; Transmission Line Easement of record in Book 1174, Page 153 & Book 2438, Page 392; Storm Water Agreement of record in Book 10633, Page 330; Recertification and Approval of Final Plat of record in Book 10970, Page 943, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 505 Banshire Ct., Brentwood, TN 37027

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 covenant 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 our hands this 24th day of March, 2005.

Michael L. Humphries

Wendy W. Humphries

Davidson County DEEDWARR
Recvd: 03/28/05 15:57 2 pgs
Fees:13.00 Taxes:1289.45

20050328-0033104

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael L. Humphries and wife, Wendy W. Humphries, 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 Brentwood, Tennessee, this 24th day of March, 2005.

My Commission Expires: ~~04/24/09~~ 2.28.09

Connie Hooper
Notary Public

