PLEASE RECORD AND RETURN TO:
THIS INSTRUMENT PREPARED BY:
[illegible] TITLE AND ESCROW
[illegible] WEST END AVE, SUITE 350
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 04/07/05 15:14 2 pg
Fees:13.00 Taxes:991.60
20050407-0038492

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
7123 Crossroads Boulevard
Suite A
Brentwood, TN 37027

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $268,000.00.

Affiant

Subscribed and sworn to before me,
This 29th day of March, 2005

Notary Public

My Commission Expires: 7-19-08

Address New Owner	Send Tax Bills to:	Map-Parcel
Christine A. Leckrone 1911 Lombardy Avenue Nashville, TN 37215	new owner	117-07-42

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Gordon G. Murdock and wife, Susan R. Murdock, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christine A. Leckrone, unmarried hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 36 of Block "A" on the Map of Walter Stokes Home Place Subdivision, of record in Book 974, Page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made fora further description of said property.

Being the same property conveyed to Gordon G. Murdock and wife, Susan R. Murdock by deed of record in Instrument No. 20011101-0119458, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2005 and subsequent years.
2. Subject to all matters set forth in Plat of record in Plat Book 974, Page 92, Register's Office for Davidson County, Tennessee.
3. Restrictions and Easements of record.

This is improved property known as: 1911 Lombardy Avenue Nashville, TN 37215

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of March, 2005

Gordon G Murdock by Susan R Murdock atty in fact
Gordon G. Murdock

Susan R Murdock
Susan R. Murdock

STATE OF TN
COUNTY OF Davidson

Before me, Laura Shoun, a Notary Public in and for the said County and State, personally appeared Susan R. Murdock, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at Nashville, Tennessee this 28th day of March, 2005.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

STATE OF Tennessee
COUNTY OF Davidson

On this 28th day of March, 2005, before me personally appeared Susan R. Murdock to me known to be the person described in and who executed the foregoing instrument on behalf of Gordon G. Murdock as per the Power of Attorney signed by Gordon G. Murdock of record in Instrument No. _____ Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same byher free act and deed on behalf of said Gordon G. Murdock.

Witness my hand and official seal.

Notary Public

My Commission Expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.