Davidson County DEEDWARR
Recvd: 04/29/05 13:09 3 pgs
Fees:18.00 Taxes:92.50
20050429-0047899

Box 57

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Sharon K. Lester 5327 General Forrest Court Nashville, TN. 37215	Same	Map 145 Parcel 44.00 (part of)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William D. Leader, Jr. and wife Melanie M. Leader,** (the "Grantors"), has bargained and sold, and by these presents do transfer and convey unto **Sharon K. Lester**(the "Grantees"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Exhibit A attached hereto.

This conveyance is subject to the following:

1. Taxes for 2005, which will be paid by the Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever.

And the Grantors do covenant with the said Grantee that they 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 set forth above.

And the Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this General Warranty Deed as of April 25, 2005.

William D. Leader, Jr.

Melanie M. Leader

Melanie M. Leader

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **William D. Leader, Jr.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 25th day of April, 2005.

Beverly Yousefzadeh
NOTARY PUBLIC

My Commission Expires: 3-21-2009

BEVERLY YOUSEFZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Melanie M. Leader**, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 16th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 01/24/09

DENNIS P. BAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Will D Leader, Jr.
Affiant

Subscribed and sworn to before me this 25th day of April, 2005.

Beverly Yousefzadeh
Notary Public

My commission expires: 3-21-2009

BEVERLY YOUSEFZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
17th Floor, AmSouth Center
Nashville, Tennessee 37238

EXHIBIT A

PROPERTY DESCRIPTION

A parcel of land in the Thirty-Fourth Councilmanic District of Davidson County, City Of Forest Hills, Tennessee, being a portion of Parcel 44.00 on Davidson County Tax Map No. 145 and being more particularly described as follows:

Beginning at an iron rod (old) at the northeasterly property corner of a tract of land conveyed to William D. Leader Jr. and wife, Melanie M. Leader as of record in Deed Book 7882, Page 926, Register's Office for Davidson County, Tennessee; said pin also lying in the westerly property line of a tract of land conveyed to Sharon K. Lester (Parcel 38.00-Tax Map No. 145-13) as of record in Deed Book 7495, Page 692, said Register's Office; thence,

1. With the easterly property line of said Leader, and the westerly line of said Lester, in part, South 02 degrees 32 minutes 04 seconds West, 329.53 feet to an iron rod (old) at the northeasterly corner of Lot No. 1 on the Plan of Hounds Run as of record in Plat Book 6900, Page 167, Register's Office for Davidson County, Tennessee; thence,
2. With the northerly line of said Lot No. 1 and the southerly line of said Leader, South 85 degrees 32 minutes 52 seconds East, 74.96 feet to an iron rod (new); thence,
3. With a new severance line through the Leader property, North 02 degrees 31 minutes 49 seconds East, 329.79 feet to an iron rod (new) in the southerly property line of a tract of land conveyed to Allison S. Douglas as of record in Instrument No. 20030829-125807, Register's Office for Davidson County, Tennessee; thence,
4. With the southerly line of said Allison and the northerly line of said Leader, South 85 degrees 33 minutes 11 seconds East, 74.99 feet to the **Point Of Beginning** and containing 24,702 square feet or 0.567 acres, more or less, as calculated by the above courses and distances.

Being a portion of the same property conveyed to William D. Leader, Jr. and wife, Melanie M. Leader as of record in Deed Book 7882, Page 926, Register's Office for Davidson County, Tennessee.