PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 05/16/05 14:22 3 pg
Fees:18.00 Taxes:691.90
20050516-0055006

WARRANTY DEED

THIS INDENTURE is made and entered into this 11th day of May, 2005, by and between ERNEST MCGLAWN LEOPARD and MORA FAYE LEOPARD, HUSBAND AND WIFE, hereinafter called Grantors, and VIOLET ROSE MCINTOSH, A WIDOW, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ERNEST MCGLAWN LEOPARD and MORA FAYE LEOPARD, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto VIOLET ROSE MCINTOSH, A WIDOW, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 206 DIANE DRIVE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

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

WITNESS the hands and seals of Grantors on the day and year first above written.

Ernest McGlawn Leopard
ERNEST MCGLAWN LEOPARD
Signature of Seller

Mora Faye Leopard
MORA FAYE LEOPARD
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ERNEST MCGLAWN LEOPARD and MORA FAYE LEOPARD, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 11 day of **May, 2005.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

VIOLET ROSE MCINTOSH
206 DIANE DRIVE
MADISON, TENNESSEE 37115

Property Address:

206 DIANE DRIVE
MADISON, TENNESSEE 37115

Person Responsible for Taxes:

VIOLET ROSE MCINTOSH
206 DIANE DRIVE
MADISON, TENNESSEE 37115

Map & Parcel #: MAP 42-7, PARCEL 69

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$187000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Violet Rose McIntosh
Affiant

Sworn to and subscribed before me, a Notary Public, this 11 day of **May, 2005.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7610

EXHIBIT 'A'

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 18 on the Map of Section I, Haven Acres, as of record in Book 2331, page 89, Register's Office for said County, and described as follows:
BEGINNING at a point in the west margin of Diane Drive at the corner of Lots No. 17 and 18; thence north with said Drive, 130.88 feet to a monument at the beginning of a curve; thence around said curve in a northwesterly direction 39.47 feet to a monument in the south margin of Williams Avenue; thence west with said Avenue 233.31 feet to a monument; thence South 154.05 feet to the corner of Lots No. 17 and 18; thence east along the line between these lots, 258.46 feet to the point of beginning.

Being the same property conveyed to Ernest McGlawn Leopard and wife, Mora Faye Leopard, by Warranty Deed from Edward R. Phillips and wife, Louise T. Phillips, of record in Book 2604, page 259, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 42-7, PARCEL 69).

2. All matters as set forth on the Plan of Section One, Haven Acres, of record in Plat Book 2331, page 89, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.