PLEASE RECORD AND RETURN TO:
THIS INSTRUMENT PREPARED BY:
FORSYTHE TITLE AND ESCROW
113 SHIVEL DRIVE
HENDERSONVILLE, TN 37075
#20920G

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(_____) Title No: 46405
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/01/05 14:07 2 pgs
Fees:13.00 Taxes:971.25
20050601-0061793

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
M. K. Leeper 1105 Caldwell Avenue Nashville, Tennessee 37204	SAME

TAX MAP-PARCEL NUMBERS: 105-09-223

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$262,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phillip Coleman Wallace and spouse, Carrie Kaiges Wallace**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **M. K. Leeper** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of A. B. Hill's Subdivision of the Plant Lands, as of record in Book 332, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 77.00 feet on the southerly side of Caldwell Avenue and runs back on the westerly side with the easterly margin of an alley, 158.50 feet, more or less, and 157.00 feet on the easterly side, to Thornton Avenue, and shows 29.70 feet on said Avenue.

Being the same property conveyed to Phillip Coleman Wallace and wife, Carrie Kaiges Wallace, erroneously referred to as Carrie Krigas Wallace in the vesting deed, by deed from Bob Bass and Charles Debray of record in Doc. No. 20010809-0085981, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332 Page 65, said Register's Office.

This is improved property, known as: 1105 Caldwell Avenue, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of May, 2005.

Phillip Coleman Wallace

Carrie Kaiges Wallace

State of TENNESSEE

County of DAVIDSON

On this 26th day of May, 2005 , before me the undersigned authority, personally appeared Phillip Coleman Wallace Carrie Kaiges Wallace , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $262,500.00

Affiant

Sworn and subscribed before me this the 26th day of May, 2005

My Commission Expires: 4/22/08 AMANDA STILL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public