ADDRESS NEW OWNER and
SEND TAX BILLS:
ROBERT A. LEFTWICH, SR.
405 Lawrence St.
N. Old. TN 37138

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
44 - 11 - 113

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ROBERT A. LEFTWICH, JR. and wife, LINDA M. LEFTWICH, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to ROBERT A. LEFTWICH, SR., hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 52 of Section "A" on the Plan of Village of Old Hickory, of record in Plat Book 1424, Page 68, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert A. Leftwich, Jr. and wife, Linda M. Leftwich by deed dated February 25, 2002 and recorded February 26, 2002 of record in Instrument No. 20020226-0024319, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 405 Lawrence Street, Old Hickory, Tennessee 37138.

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

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 05/06/05 08:01 2 pgs
Fees:13.00 Taxes:370.00
20050606-0063763

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 31 day of May, 2005.

Robert A. Leftwich Jr.
ROBERT A. LEFTWICH, JR.

Linda M. Leftwich
LINDA M. LEFTWICH

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ROBERT A. LEFTWICH, JR. and wife, LINDA M. LEFTWICH, 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 within instrument for the purposes therein contained.

Witness my hand at office this 31 day of May, 2005.

NOTARY PUBLIC

My Commission Expires:
10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is ~~$80,000.00~~ 100,000.00 TPC.

R A Leftwich Jr.
AFFIANT

Subscribed to and sworn before me, this the 31 day of May, 2005.

NOTARY PUBLIC

My Commission Expires:
10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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