Davidson County DEEDWARR
Recvd: 07/27/05 07:50 2 pgs
Fees:13.00 Taxes:665.63

20050727-0087221

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July 2005

Notary Public

MY COMMISSION EXPIRES: January 26, 2008
(AFFIX SEAL)

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Return To:
Rudy Title & Escrow LLC
2012 21st Avenue South
Nashville, TN 37212

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antoinette D. Leymaster (NAME)	America's Wholesale Lender (NAME)	102-04-A/108.00 ////
409 American Road #108 (ADDRESS)	750 Old Hickory Blvd #180 (ADDRESS)	102-04-A/108.00 CO
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert D. French d/b/a R.D. French Co.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Antoinette D. Leymaster and husband, David M. Leymaster

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being No. Unit 108, Hillwood Place Townhomes as established under Master Deed, as of record in Instrument No. 200401300011736, in the Register's Office, Davidson County, Tennessee to which master deed as Exhibit A to reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to Robert D. French* by deed from T.C. Summers, Inc. of record in Instrument No. 20040329-0034744, page Register's Office for Davidson County, Tennessee.
* d/b/a R. D. French Co.

This conveyance is subject to all covenants, conditions and restrictions of record.

And I, Barbara French, wife of Robert D. French, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise

unimproved ( )
This is improved (X) property, known as 409 American Road #409, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any geader shall be applicable to all genders.

Witness our hand s this day of

Robert D. French

Barbara French by: Robert D. French attorney in fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert D. French ~~and wife, Barbara French~~

the bargainor S, 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 and official seal at Nashville DAVIDSON CO, TN, Tennessee, this 19 TH day of JULY 2005.

Commission expires .January 26, 2008

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

State of Tennessee
County of Davidson

Before me, a Notary Public of said State and County aforesaid personally appeared Robert D. French, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Barbara French, as Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said Barbara French.

Witness my hand and seal at office this 19th day of July, 2005.

My Commission Expires: January 26, 2008

Notary Public