Return to: First Title and Escrow company, Inc.
Box 9B File Number 24696

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $580,000.00

Affiant

Subscribed and sworn to before me, this 30th day of August, 2005.

Notary Public
My commission expires:

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 10/07/05 15:01 2 pgs
Fees:13.00 Taxes:2146.00
20051007-0121693

03-0508-33047

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Douglas H. Lesky<br>Jeffrey R. Steele<br>222 Leonard Avenue<br>Nashville TN 37205 | Wachovia Mortgage Corp.<br>PO Box 57664<br>Jacksonville, FL 32241 | 104-13-0-077.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carolyn J. Elam, unmarried, and Melinda G. Medlin, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Douglas H. Lesky and Jeffrey R. Steele, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:
*A.

Land in Davidson County, Tennessee, being Lot No. 16 & the Southerly 5 feet of lot No. 15, in Myrtlewood Plat of Bransford Realty Company's Subdivision of record in Book 547, Page 106, Register's Office for said County.

Said Lot and part of said Lot adjoin and front together 65 feet on the east side of Leonard Avenue and extends back between parallel lines 213 feet 6 inches to a dead line.

Being the same property conveyed to Carolyn J. Elam and Melinda G. Medlin, as Tenants in Common, by deed from Derek A. Pierce and wife, Amanda B. Pierce, dated April 29, 2004, of record in Instrument No. 20040504-0050435, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 222 Leonard Avenue, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 gender shall be applicable to all genders.

WITNESS my hand this 30th day of August, 2005.

Carolyn J. Elam
By Melinda G. Medlin
Carolyn J. Elam By
Melinda G. Medlin, Attorney-in-fact

Melinda G. Medlin
Melinda G. Medlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melinda G. Medlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of August, 2005.

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

Deborah K. Devine
State of Tennessee at Large

My Commission expires:
11/22/08

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melinda G. Medlin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Carolyn J. Elam and that she is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of September, 2005.

11/22/08
Commission expires

Deborah K. Devine
Notary Public

Deborah K. Devine
State of Tennessee Notary Public
Davidson County