THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Eloise Sapp	**NEW OWNER**	162-16-0B-010.00
309 Leisure Court		
Antioch, TN 37013		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $93,500.00.

Affiant

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 14th day of September, 2005

Notary Public
My Commission Expires: 5/26/09

Davidson County DEEDWARR
Recvd: 10/14/05 13:33 2 pgs
Fees:13.00 Taxes:345.95

20051014-0124174

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Bethy E. Culberson** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Eloise Sapp**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davidson County, State of Tennessee, described as:

Being Unit No. 10 on the Plan of Leisure Heights, as of record in Plat Book 5800, page 267, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bethy E. Culberson, a single person from Gayle Galloway Cobb by Warranty Deed of record in Instrument No. 20010102-0000097, dated January 2, 2001, Register's Office of Davidson County, Tennessee

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Taxes for the year 2005 and following, a lien not yet due and payable. (Map #162-16-0B-010.00) Taxes for year 2004 have been paid in the amount of $827.84 on 11/22/04 Subject to the Master Deed and By-Laws in Book 6146, page 276, Davidson County Register of Deeds Subject to the Declaration of Covenants, Restrictions, and Conditions in Book 6146, page 241, Book 11259, page 862, Book 6396, page 504 and Book 7303, page 232, Davidson County Register of Deeds Subject to the Amendment to plat of record in Book 6396, page 502, Davidson County Register of Deeds Subject to the Charter of HOA of record in Book 6164, page 438, Davidson County Register of Deeds Subject to the QC Deed to HOA for Common Area of record in Book 6146, page 238 and Book 6259, page 859, Davidson County Register of Deeds

THIS IS **improved** PROPERTY KNOWN AS 309 Leisure Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 26th day of September, 2005

Bethy E. Culberson

Bethy E. Culberson

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Russell

Expires: 3/26/09