WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00 Sharon D. Brugman Affiant Subscribed and sworn to before me, this 21st DAY OF October, 2005. Notary Public MY COMMISSION EXPIRES: 4-25-06 (AFFIX SEAL)
G-FSR-05-129	
	THIS INSTRUMENT WAS PREPARED BY RUDY TITLE & ESCROW, LLC 2012 21st Avenue South NASHVILLE, TENNESSEE 37212

NICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires APRIL 25, 2006

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon D. Brugman	Sharon D. Brugman (NAME)	
129 Cross Timbers	908 ~~Franklin~~ Gold Hill Ct.	142-2-44
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Franklin TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRETT LEEHANS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHARON D. BRUGMAN AND PAULA M. HARWELL, AS TENANTS IN COMMON , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 60, CROSS TIMBERS, SECTION 2, as shown on plat of record in Plat Book 3700, Page 92, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brett Leehans by Quitclaim Deed from Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government recorded September 7, 2005 in Instrument No. 20050907-0107007, Register's Office for Davidson County, Tennessee. Said property is not the primary or marital residence of the within named grantor.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 129 Cross Timbers, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 21st day of October, 2005.

Davidson County DEEDWARR
Recvd: 10/27/05 09:42 2 pgs
Fees:13.00 Taxes:155.40
20051027-0129776

Brett Leehans by Mary Frances Rudy, attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Frances Rudy, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Brett Leehans and acknowledged that he/she executed the same as the free act and deed of the said Brett Leehans.

Witness my hand and official seal at
Nashville, TN
on this the 21st day of October, 2005.
Kaz Arbogast
NOTARY PUBLIC

My Commission Expires: 5-24-08



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903