This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050710

Mail

Bell & Alexander Title Services, Inc.
204 Rivergate Pkwy.
Goodlettsville, TN 37072

Send Tax Bills To:
American Home Mortgage
538 Broadhollow Rd.
Melville, New York 11747

Davidson County DEEDWARR
Recvd: 10/31/05 15:56 2 pgs
Fees:13.00 Taxes:577.76
20051031-0131592

New Owner is:
David P. Leach
3129 Nobel Valley Drive
Nashville, TN 37214

MAP: 108-08
PARCEL: 5.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Steven Graham and wife, Ashley Graham f/k/a Ashley Keller**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **David P. Leach, married**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Section Two, Larchwood, of record in Book 5200, pages 57, 58 and 59, Register's Office for said County.

Said Lot No. 161 fronts 85.02 feet on the westerly margin of Noble Valley Drive and extends back 162.12 feet on the northerly line and 158.21 feet on the southerly line to a dead line in the rear, measuring 76.76 feet thereon.

Being the same property conveyed to Steven Graham and Ashley Keller by Warranty Deed from Monument Street Funding, LLC dated 7/28/04, recorded 9/16/04, in Instrument No. 200409160111763,Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 5479, page 443, and amended in Book 5681, page 532; Book 5688, page 696, all in the Register's Office for said County, and to the matters set forth in the above referenced plan of record.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

S.G. S.G. S.6 Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is

unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of October, 2005.

GRANTOR:

Steven Graham

Ashley Graham f/k/a Ashley Keller

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Steven Graham and wife, Ashley Graham f/k/a Ashley Keller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28 day of October, 2005.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $156,150.00.

Affiant

SWORN TO and subscribed before me this 28 day of Oct, 2005

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DARLENE SHORT ROBERTSON COUNTY, TENN.

My commission expires:

11-25-07