25594 #8624

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060056

Davidson County DEEDWARR
Recvd: 02/16/06 15:34 2 pgs
Fees:13.00 Taxes:469.90
20060216-0019078

Send Tax Bills To:
Fieldstone Mortgage Co.
11000 Broken Land Parkway #600
Columbia, MD 21044

New Owner is:
Lucija Glavan
5526 Hill Court
Nashville, TN 37220

MAP: 161-09
PARCEL: 124.00

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, **Leslie W. Leibenguth, unmarried** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Lucija Glavan, an unmarried woman** , 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. 20B on the Plan of zone lot division of Lot 20, Section One, Brentwood Meadows, of record in Book 6250, page 302, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Leslie W. Leibenguth from Donna W. Leibenguth by Quitclaim Deed dated March 07, 2004 and recorded March 10, 2004 in Instrument No. 20040310-0027367, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 6291, page 292; Book 6771, page 442, and all matters of record on plat in Plat Book 6250, page 302, Register's Office for Davidson County.

Also commonly known as: 5526 Hill Court, Nashville, TN 37220

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.

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 15th day of February, 2006.

GRANTOR:

Leslie W. Leibenguth

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Leslie W. Leibenguth**, 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 15th day of February, 2006.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $127,000.00.

Affiant

SWORN TO and subscribed before me this 15th day of February, 2006

NOTARY PUBLIC AT LARGE

NOTARY PUBLIC

My commission expires:

9/22/17