Davidson County DEEDWARR
Recvd: 03/31/06 10:31 2 pgs
Fees:13.00 Taxes:554.63

20060331-0036512

WARRANTY DEED

P-TRA-06-4215

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer J. Debolt	Leader Mortgage, LLC	
4215 Harding Road, #307 (ADDRESS)	7445 New Technology Way (ADDRESS)	103-16B-30 CO
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Frederick, MD 21703 (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 CHARLES A. RITZEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER J. DEBOLT, UNMARRIED, 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:

A certain condominium in Davidson County, Tennessee, being Unit No. 307 as shown on the Plat of Windsor Tower of record in Book 5200, page 71, Register's Office for said County, together with an undivided .503% interest in common elements of 4215 Harding Road Homeowner's Association as described in Book 5313, page 338, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles A. Ritzen by Special Warranty Deed from The Estate of Juliet Ragland Shaw, First American National Bank, Executor, dated August 24, 1998 and filed of record in Book 11079, page 39, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 4215 Harding Road, #307, Nashville, Tennessee 37205
(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 28th day of March, 2006.

Charles A. Ritzen

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of March, 2006, before me personally appeared Charles A. Ritzen to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of March, 2006.

Carol A. Clawson
Notary Public

My Commission Expires: 6-6-06

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959