Box 5

Davidson County DEEDWARR
Recvd: 05/16/06 08:14 2 pgs
Fees:13.00 Taxes:480.63
20060516-0057046

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value for this Transaction is $129,900.00.

Affiant

Sworn to and subscribed before me this 15th day of May, 2006

NOTARY PUBLIC

MICHAEL T. HALEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires 9/20/08

THIS INSTRUMENT WAS PREPARED BY:
Daniel C. Masten, UAW – GM Legal Services Plan, P.O. Box 1797, Spring Hill, TN 37174

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**TAX IDENTIFICATION NO:**
Jorge Leon and **Flavio Leon** 300 Wessex Court Nashville, TN 37211	~~New Owner~~ Southeast Financial FCU 444 James Robertson Pkwy Nashville, TN 37219	162-5-20.00

WARRANTY DEED

For and in consideration of the sum of $129,900.00, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HORACE P. HARRIS** and **MARTHA T. HARRIS**, husband and wife, hereinafter called the Grantors, have bargained and sold, and do transfer and convey unto **JORGE LEON** and **FLAVIO LEON**, ~~as husband and wife~~,* hereinafter called the Grantees, their heirs successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

*both unmarried

> Being Lot No. 63 on the Plan of Southwood, as of record in Book 2663, pages 125 and 126, Register's Office for said County, and described as follows: Beginning at a point in the westerly margin of Wessex Drive, at the corner of Lots Nos. 63 and 64; thence with the line between said lots, westerly 135 feet to a point, a corner of Lot No. 62; thence with the line between Lots Nos. 62 and 63, southerly 122.17 feet to a point in the northerly margin of Wessex Court; thence with the margin of the same, easterly 144.4 feet to a point at the beginning of a curve; thence around said curve, northeasterly 39.27 feet to a point in the westerly margin of Wessex Drive; thence with the margin of the same, northerly 117.5 feet to the point of beginning.

Being the same property conveyed to Horace P. Harris and wife, Martha T. Harris, a two-thirds undivided interest, and Mary McQueen Towe, a one-third interest, by Warranty Deed from Hillview Company, of record in Book 3074, page 579, Register's Office for Davidson County, Tennessee. ALSO, being the same property conveyed to Horace P. Harris and wife, Martha T. Harris, by Warranty Deed from Mary McQueen Towe, her undivided one-third interest, dated August 3, 1985, recorded August 5, 1985, of record in Book 6622, page 189, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1. 2006 taxes and/or assessments, which have been prorated and assumed by the Grantee.
2. Easements, restrictions, encumbrances and all matters of record in the Register's Office for said Davidson County.

3. Restrictions recorded in Book 2904, page 51; and to the easements and limitations shown on the Map of record in Book 2663, pages 125 and 126, RO.D.C.

This is improved property commonly known as 300 Wessex Court, Nashville, TN 37211

This deed was prepared from legal description of the property in prior deed.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, **Jorge Leon** and **Flavio Leon**, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witnessed this _____ day of 5/18/06, 2006.

Horace P. Harris
HORACE P. HARRIS

Martha T. Harris
MARTHA T. HARRIS

STATE OF TENNESSEE)
COUNTY OF)
DAVIDSON

Personally appeared before me, Daniel C. Masten, the undersigned Notary Public in and for said County and State, the within named grantors, **Horace P. Harris** and **Martha T. Harris** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal this 24th day of, May, 2006.

DANIEL C. MASTEN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Daniel C. Masten
Notary Public

My commission expires : 3/16/08