PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

WARRANTY DEED

AT-20060163

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$120,000.00~~ 128,900.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th day of July, 2006.

Notary Public

My Commission Expires: 2/3/10

VICKI BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY (Affix Seal)

Davidson County DEEDWARR
Recvd: 07/19/06 10:29 2 pgs
Fees:13.00 Taxes:476.93

20060719-0086945

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax Id#:
Josiah Wedgewood	Realty Mortgage Corp.	108-16-0 171.00
1114 Oakway Court	7000 Executive Ctr. Dr, Suite 200	
Nashville, TN 37214	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jason Leenaarts and Paulus Leenaarts, as tenants in common with rights of survivorship, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Josiah Wedgewood, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

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

Being Lot No. 58-A of the Zone Lot Division of Lots No. 58 and 59, of Percy Priest Woods, Revised, Section Three, as of record in Plat Book 6250, page 459, amending Plat Book 5200, page 789, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more compete and accurate legal description.

Being the same property conveyed to Jason Leenaarts and Paulus Leenaarts as tenants in common with rights of survivorship from David Lynn Huey, Jr. and wife, Maureen Rose Huey by Warranty Deed dated January 29, 2003 and recorded January 31, 2003 in Instrument #20030131-0013454, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1114 Oakway Court, Nashville, TN 37214.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 14th day of July, 2006

Jason Leenaarts

Paulus Leenaarts by DOA

STATE OF Tennessee
COUNTY OF

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named Jason Leenaarts , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 14th day of July, 2006.

April G Nichols
Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of June, 2006, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Jason Leenaarts, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Paulus Leenaarts, and as such Attorney in Fact for Paulus Leenaarts, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney and is authorized by Paulus Leenaarts to execute this instrument on behalf of Paulus Leenaarts.

Witness my hand and official seal on this 14th day of July, 2006.

:

Notary Public

My Commission Expires: 6-26-07

