THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25663-07-2006** **Record & Return To:** **Wilkins & Ivey, Attorneys** **5200 Maryland Way, Suite 109** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $397,000.00. Affiant Subscribed and sworn to before me this 19th day of July, 2006. Notary Public My Commission Expires NOV. 24, 2007

DEBRA MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires:

Davidson County DEEDWARR
Recvd: 08/14/06 10:47 2 pgs
Fees:13.00 Taxes:1468.90

20060814-0099687

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Joseph Myers, Jennifer Myers 6529 Brownlee Drive Nashville, TN 37205	First Horizon Home Loans DBA First Tennessee Bank 2525 Westendau Suite 100 Nashville, TN 37203	Map No.115.10-0 Parcel No. 018.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shane P. LeAnna and wife, Julie N. LeAnna**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Myers and wife, Jennifer Myers** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6529 Brownlee Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of July, 2006.

Shane P. LeAnna

Julie N. LeAnna

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Shane P. LeAnna and Julie N. LeAnna**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2006.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of West Meade Estates, Section Two Resubdivision of Lots 181 and 183, as of record in Plat Book 8250, page 650, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Shane P. LeAnna and wife, Julie N. LeAnna by Warranty Deed dated June 14, 2002 from William S. Turner and wife, Mary E. Turner, Trustees of The Turner Joint Revocable Living Trust Agreement U/A/D March 26, 1996 of record in Instrument No. 20020620-0074599, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4867, page 231, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 8250, page 650, Register's Office for Davidson County, Tennessee.