LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/30/06 13:55 2 pgs
Fees:13.00 Taxes:1291.30

20060830-0107274

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $349,000.00

Affiant

Subscribed and sworn to before me this 25th day of August 2006

Notary Public
My Commission expires: March 21, 2009
(Affix Seal)

BRENDA K. COWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires MAR. 21, 2009

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joey P. Leniski	SunTrust Mortgage	091-15-0-042.00
329 53rd Avenue North	P. O. Box 79041	
Nashville, TN 37209	Baltimore, MD. 21279-0041	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **House Reworks, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joey P. Leniski and Katherine A. Leniski, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northerly 5 feet of the easterly 150 feet of Block 6 and the southerly 45 feet of the easterly 150 feet of Block 3, on the Map of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Plat Book 421, page 18, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to House Reworks, Inc., by deed from Henry S. Hood and wife, Sarah J. Hood, on June 6, 2005, of record in Instrument Number 20050608-0065465, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 18, Register's Office Davidson County, Tennessee.

This is improved property known as: **329 53rd Avenue North, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 25, 2006.

House Reworks, Inc.

By Bruce Jackson
President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of August, 2006, before me, appeared Bruce Jackson, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of House Reworks, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Bruce Jackson acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Brenda K. Cowell

NOTARY PUBLIC

BRENDA K. COWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

March 21, 2009

Expires MAR. 21, 2009