WARRANTY DEED

B-CB-06-0002

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Justin Leach	New Owner (NAME)	
3901 Whitland Avenue, Apt. 2 (ADDRESS)	(ADDRESS)	06-16E-1.00CO
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(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 CALVERT CLARKSTON COOK, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUSTIN LEACH AND WIFE, KERRY LEACH, 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 Condominum Unit in Davidson County, Tennessee, being Unit No. 1 as shown on the Plan of Whitland Place Condominium, of record in Plat Book 5200, page 597, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description, together with an undivided 2.85% interest in the common elements of The Vhitland Place Homeowner's Association, as described in Book 6131, page 722, et seq., in said Register's Office.

(a) Being the same property conveyed to MARYANN E. BYRD, A SINGLE PERSON by deed (DB) from J. P. BRAKEFIELD AND THE ELEANOR LEE BRAKEFIELD TRUST B of record in Deed Book 10499 and Page 618 on 06/18/1997 and filed for record on 06/20/1997 , Register's Office for said County.
(b) Being the same property conveyed to CALVERT CLARKSTON COOK by deed (DEEDWARR) from MARYANN E. BYRD FUZZELL FORMERLY MARYANN E. BYRD of record in Deed Instrument 200507270087232 on 07/15/2005 and filed for record on 07/27/2005 , Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 3901 Whitland Avenue, Apt. 2, 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 1st day of September, 2006.

Calvert Clarkston Cook

Davidson County DEEDWARR
Recvd: 09/07/06 13:41 2 pgs
Fees:13.00 Taxes:447.70

20060907-0110857

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Calvert Clarkston Cook, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of September, 2006.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903