Davidson County DEEDWARR
Recvd: 09/26/06 15:55 3 pgs
Fees:18.00 Taxes:825.10
20060926-0119226

This instrument prepared by: **SCHULMAN, LeROY** **& BENNETT, P.C.** **501 Union Building, Suite 701** **P. O. Box 190676** **Nashville, TN 37219-0676** **SLB File No.:4351-329**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $223,000.00. Jane Leffew Affiant Sworn to and subscribed before me on September 25, 2006. Notary Public My Commission Expires: 1-27-07

ASHLEY N. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner(s):	**Send Tax Bills To:**	**Tax Information:**
Jane Leffew 181 Claybrook Lane Antioch, Tennessee 37013	**SAME**	173-15-0-A-92

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Robert A. Mascarella and wife, Colleen S. Gerow, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto Jane Leffew and Joe Leffew, Wife and Husband as Joint Tenants, hereinafter referred to as Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property is known as 181 Claybrook Lane, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their successors and assigns forever.

And the said Grantors covenant with the said Grantee that they 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 set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever, except as set out on Exhibit "A" hereto.

WITNESS our hands this 25th day of September, 2006.

Robert A. Mascarella by GSA Arnold his power of attorney

Colleen S. Gerow by GSA Arnold her power of attorney

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Ashley N. Arnold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Robert A. Mascarella, the within named Grantor, and who acknowledged that she executed the same as the free act and deed of Robert A. Mascarella.

Witness my hand and seal, on this the 25th day of Sept, 2006.

ANNIE G. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Ashley N. Arnold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Colleen S. Gerow, the within named Grantor, and who acknowledged that she executed the same as the free act and deed of Colleen S. Gerow.

Witness my hand and seal, on this the 25th day of Sept, 2006.

Notary Public

My Commission Expires:

ANNIE G. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee being Lot No. 92 on the Plan of Mill Run Subdivision, Phase 2, of record in Instrument No. 20011009-0109754, amended in Instrument No. 20020605-0067414 and Instrument No. 20020605-0067915, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Robert A. Mascarella and wife, Colleen S. Gerow by Warranty Deed from The Craig Company, a Tennessee Corporation, in Instrument No. 20040614-0069781, said Register's Office.

This is improved property known as 181 Claybrook Lane, Antioch, Tennessee 37013.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.

2. Any and all matters shown of record on the Plan of Mill Run Subdivision, Phase 2, of record in Instrument No. 20011009-0109754, amended in Instrument No. 20020605-0067414 and Instrument No. 20020605-0067915, Register's Office for Davidson County, Tennessee.

3. Declaration of Easements, Covenants, Conditions and Restrictions for Mill Run of record in Book 11675, page 472, Register's Office for Davidson County, Tennessee.

4. First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions for Mill Run of record in Instrument No. 20000215-0015152, Register's Office for Davidson County, Tennessee.

5. Amendment to Covenants, Conditions and Restrictions for Mill Run of record in Instrument No. 20020701-0079016, Register's Office for Davidson County, Tennessee.

6. Amendment to Covenants, Conditions and Restrictions for Mill Run of record in Instrument No. 20021121-0144876, Register's Office for Davidson County, Tennessee.