WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $149,900.00.

Affiant

Subscribed and sworn to me on January 11, 2007.

NOTARY PUBLIC

My Commission Expires March 22, 2008

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22164SP

Davidson County DEEDWARR
Recvd: 01/12/07 15:32 2 pgs
Fees:13.00 Taxes:554.63
20070112-0005487

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael A. Costanzo 2603 Cooper Lane Nashville, TN 37216	Leader Mortgage, LLC 7445 New Technology Way Frederick, MD 21703	73-9-29

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mary Sue L. Trebing, unmarried hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Michael A. Costanzo, a single person, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Gibson Heights, as of record in Book 1825, page 133, Register's Office for said County.
>
> Said Lot No. 34 fronts 88 feet on the westerly side of Cooper Lane and extends back between parallel lines 170 feet to a dead line.
>
> Being the same property conveyed to James L. Trebing and wife, Mary Sue L. Trebing by deed from Ernest A. Sircy, Jr. and wife, Louise E. Sircy of record in Book 3868, page 713, Register's Office for Davidson County, Tennessee. The said James L. Trebing having since died.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
> 2. Matters shown on plan of record in Book 1835, page 133, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2603 Cooper Lane, Nashville, TN 37216.

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, his heirs and assigns, forever, and

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on January 11, 2007.

Mary Sue L. Trebing

Mary Sue L. Trebing

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 11, 2007, before me personally appeared Mary Sue L. Trebing, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on January 11, 2007.

David B. Herbert

NOTARY PUBLIC

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

My Commission Expires: