Davidson County DEEDWARR
Recvd: 01/19/07 15:07 5 pgs
Fees:28.00 Taxes:1683.50
20070119-0007983

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
200 Fourth Avenue North, Suite 1000
Nashville, TN 37219

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel Number:**
Amy Jones 1121 Glenwood Avenue Nashville, Tennessee 37204	Fifth Third Mortgage Company 210 E. Main Street Franklin, Tennessee 37064	131-4-200

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **LEGGETT & PLATT, INCORPORATED** (hereinafter referred to as the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **AMY JONES** (hereinafter referred to as the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefitting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, its successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the

Property is free from all encumbrances, except as herein set forth; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this the 17TH day of January, 2007.

Leggett & Platt, Incorporated
By: Matthew C. Flanigan,
Its: Senior Vice President & C.F.O.

STATE OF MISSOURI)
COUNTY OF JASPER)

The actual consideration or value, whichever is greater, for this transfer is $455,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of January, 2007.

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

NICOLE LYNE RUSCHMEIER
My Commission Expires
March 13, 2010
Jasper County
Commission #06397943

Notary Public For The State Of Missouri

My Commission Expires: 3/13/10

STATE OF MISSOURI)
COUNTY OF JASPER)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew C. Flanigan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself or herself to be the Sr. V.P. & C.F.O. of Leggett & Platt, Incorporated, the within named bargainor, a Missouri corporation, and that he or she, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself or herself as such officer.

Witness my hand and notarial seal at office, this 17 day of January, 2007.

Cara Colaw-Boucher
Notary Public - Notary Seal
State of Missouri
Barton County
Expires March 09, 2007

Cara Colaw Boucher

Notary Public For The State Of Missouri

My Commission Expires: March 9, 2007

Exhibit A

Property Description

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of M. N. Young's Parkview Subdivision, as of record in Book 547, Page 173, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack Mitchell Dolloff and wife, Julia Holly Dolloff, by warranty deed from Brian M. Donovan and wife, Sherrie K. Donovan, dated April 22, 2002, and recorded as Instrument Number 20020423-0049961, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack Mitchell Dolloff by quitclaim deed from Julia Holly Dolloff, dated April 28, 2005, and recorded as Instrument Number 20050509-0052219, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leggett & Platt, Incorporated, by warranty deed from Jack Mitchell Dolloff, dated January 17, 2007, and recorded as Instrument Number 20070118-0007423 Register's Office for Davidson County, Tennessee.

This is improved property known as 1121 Glenwood Avenue, Nashville, Tennessee 37204.

Exhibit B

Exceptions

1. Taxes for the year 2007, a lien but not yet due and payable. Taxes for the year 2006 in the amount of $4,130.72 are paid.

2. All restrictions of record.

3. All easements of record.

4. All visible easements.

5. All matters appearing on the plan of record.

6. All applicable government and zoning regulations.