ADDRESS NEW OWNERS and
SEND TAX BILLS:
ROBERT A. LEFTWICH, JR. and wife,
LINDA M. LEFTWICH
509 Jones Lane
Hendersonville TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
117 - 07 - 27

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY FIVE THOUSAND DOLLARS ($325,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, MICHAEL B. LEFTWICH and JANIS L. TURNER, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to ROBERT A. LEFTWICH, JR. and wife, LINDA M. LEFTWICH, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being the Easterly 20 feet of Lot No. 8 and the westerly 45 feet of Lot No. 9, Block "B", on the Plan of Walter Stokes Homeplace, Subdivision No. 1, as shown on plat of record in Plat Book 974, Page 92 in the Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the northerly margin of Lombardy Avenue 631.8 feet west of the westerly margin of Brightwood Avenue, being the southwest corner of that part of Lot No. 9, Block "B", conveyed to Wolfe's by Deed of record in Book 6674, Page 527; thence westerly with the north margin of Lombardy Avenue 65 feet to a point, the southeast corner of that port of Lot No. 8, Block "B", conveyed to Gazaway's by Deed of record in Book 4163, Page 843; thence northerly with Gazaway's east line 175 feet to a dead line; thence easterly and parallel with the northerly margin of Lombardy Avenue 65 feet to a point, Wolfe's northwest corner; thence southerly with Wolfe's west line 175 feet to the point of beginning.

Being the same property conveyed to Janis L. Turner and husband, Michael B. Leftwich by deed of record in Instrument No. 20011127-0129426, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1818 Lombardy Avenue, Nashville, Tennessee 37215.

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

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

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37075
615-824-0989

Davidson County DEEDWARR
Recvd: 02/14/07 08:33 2 pg
Fees:13.00 Taxes:1202.50
20070214-0018512

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 21st day of December, 2006.

MICHAEL B. LEFTWICH

JANIS L. TURNER

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, MICHAEL B. LEFTWICH and wife, JANIS L. TURNER, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of December, 2006.

Mary Wilson
NOTARY PUBLIC

My Commission Expires:
5/23/09

MARY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $325,000.00.

Robert A. Ferguson Jr.
AFFIANT

Subscribed to and sworn before me, this the 13 day of February, ~~2006~~ 2007.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN

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