This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, Tennessee 37027
6070074

Davidson County DEEDWARR
Recvd: 02/27/07 15:16 2 pgs
Fees:13.00 Taxes:325.60
20070227-0024322

Send Tax Bills To:
City Side Lending Group, LLC
7445 New Technology Way
Frederick, MD 21703-0000

New Owner is:
Michelle Leazer
1314 Priest Woods Court
Nashville, TN 37214

MAP: 108-16-0
PARCEL: 091.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Christina M. Schara, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Michelle Leazer, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot Number 22B on the Plan of Lakeview Hills Subdivision Zone Lot Division lots 22 and 23, Section Two, as shown of record in Book 5800, Page 391, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christina M. Schara, a unmarried person, by Warranty Deed from Travis Terhune and wife, Sharon Terhune, of record in Instrument Number 20020612-0071656, Register's Office for Davidson County, Tennessee, dated June 5, 2002 and recorded June 12, 2002.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of February, 2007.

GRANTOR:

Christina M. Schara

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Christina M. Schara**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23rd day of February, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Notary Public

My Commission Expires: 1/23/10

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $88,000.00.

Affiant

SWORN TO and subscribed before me this 23 day of February, 2007

NOTARY PUBLIC

REBECCA D. PRICE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Comm. Expires November 22, 2010

My commission expires:

11/22/10