Davidson County DEEDWARR
Recvd: 02/28/07 10:13 2 pgs
Fees:13.00 Taxes:173.90
20070228-0024535

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER~~ IS $47,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF February, 2007.

Notary Public

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

B-ERA-07-2226

~~THIS INSTRUMENT WAS PREPARED BY~~
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Louis Bryant	First Horizon Home Loan Corp	
2226 Morena Street	(NAME) 1555 W. Walnut Hill Lane, Ste. 200	09203019300
(ADDRESS) Nashville, TN 37208	(ADDRESS) Irving, TX 75038	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY A. LESLIE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANTHONY LOUIS BRYANT, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plat of a subdivision of Lot No. 3, Harding Lytle tract as of record in Book 547, page 72, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts fifty (50) feet on the northerly side of Morena Street and runs back 164.84 feet, more or less on the East Line and 165.33 feet, more or less on the West Line to an alley and shows 50 feet on said alley.

Being the same property conveyed to George A. Leslie by Quitclaim Deed from Mrs. Lottie Adams of record in Book 5761 and Page 923 on June 19, 1981 and filed for record on June 25, 1981, Register Office for Davidson County, Tennessee. Further being the same property conveyed to George A. Leslie and Mary A. Leslie (husband & wife) by Quitclaim Deed from George A. Leslie of record in Book 5831 and Page 205 on December 14, 1981 and filed for record on December 16, 1981, Register Office for Davidson County, Tennessee. The said George A. Leslie has since been deceased.

This conveaynce is subject to any and all existing restrictions and easements as shown of record including those in Plat Book 547, Page 72, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2226 Morena Street, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this 23rd day of February, 2007.

Mary A. Leslie by Jacqueline F. Summerour, Attorney-In-Fact

Mary A. Leslie by Jacqueline F. Summerour, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 23rd day of February, 2007, before me personally appeared Jacqueline F. Summerour to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary A. Leslie, and who acknowledged he/she/they executed the same as the free act and deed of the said Mary A. Leslie, unmarried. Said Power of Attorney is recorded in Inst. No. 20070227-0024116, Register's Office said county

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

Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903