PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(__gj__) Title No: 48466
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/06/07 10:44 2 pgs
Fees:13.00 Taxes:2812.00
20070306-0027502

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Elliott Leschen Susan Andrews Leschen 405 Wilsonia Avenue Nashville, Tennessee 37206	SAME

TAX MAP-PARCEL NUMBERS: 10313004100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$760,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James A. Lyday , unmarried and Claudia Rae Lyday , unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Elliott Leschen and spouse, Susan Andrews Leschen** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Hillwood Estates Section Two of record in Book 1835, page 80, Register's Office for said County.

Said Lot No. 8 fronts 215 feet on the southwesterly margin of Wilsonia Avenue and extends back 358.4 feet on the northwesterly line and 287 feet on the southeasterly line to a deed line in the rear, measuring 305.5 feet thereon.

Being the same property conveyed to James A. Lyday and wife, Claudia Rae Lyday by deed from Brent T. Layton and wife, Mary Louise Layton of record in Doc. No. 20000202-0011111, Register's Office for Davidson County, Tennessee. The said James A. Lyday and Claudia Rae Lyday have since divorced, by Final Decree, Docket No. 05D-3443 in the Fourth Circuit Court for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835 Page 80, said Register's Office, which Plan shows a 125 foot minimum building setback line from Wilsonia Avenue and a 10 foot easement for public utility purposes along the rear line(s) of said lot; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 6335, page 972, said Register's Office..

This is improved property, known as: 405 Wilsonia Avenue, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of March, 2007.

James A. Lyday

Claudia Rae Lyday

State of TENNESSEE

County of DAVIDSON

On this 1st day of March, 2007 , before me the undersigned authority, personally appeared James A. Lyday and Claudia Rae Lyday , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MAY 31, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $760,000.00

Affiant

Sworn and subscribed before me this the 1st day of March, 2007

My Commission Expires: 3/10/07 Brenda R. Lehman Notary Public At Large Williamson County, Tennessee

Notary Public