RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 06/15/07 09:32 2 pgs Fees:13.00 Taxes:584.60 20070615-0071708

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00008850

MAP - PARCEL NO: 120-5-6

Send Tax Statements To:
Owner at Owner's Address/Property Address

Name/Address New Owner:
Nicholas Leuthauser
711 Robert Burns Drive
Nashville, TN 37217

Name of Mortgagee:

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 of which is hereby acknowledged, I, **DAVID R. SMITH**, married, have bargained and sold and by these presents do transfer and convey unto **NICHOLAS K. LEUTHAUSER**, **his** heirs and assigns forever, the following described property, to wit:

Being Lot No. 210 on the Plan of Glengarry Park, Section 2, of record in Book 2663, page 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David R. Smith by Warranty Deed, dated December 31st, 1991, from James Harris Smith and wife, Anne H. Smith of record in Book 8521, page 409, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor's spouse.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2007 Davidson County property taxes are a lien, but are not yet due and payable.
2. Declaration of Covenants, Conditions and Restrictions of record in Book 2901, page 444, Register's Office for Davidson County, Tennessee.
3. All matters as shown on the Plan of Glengarry Park, Section 2, of record in Plat Book 2663, page 124, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

SAID PROPERTY IS BEING SOLD AS IS WHERE IS AND WITH ALL FAULTS. THE CONTRACT FOR SALE DOES NOT SURVIVE THE CLOSING.

IN TESTIMONY WHEREOF, I have hereunto set my signatures, this the 14th day of June, 2007.

DAVID R. SMITH

By: _____ Attn in fact
JAMES H. SMITH, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 14th day of June, 2007, before me personally appeared **JAMES H. SMITH**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **DAVID R. SMITH**, and who acknowledged that he executed the same as the free act and deed of **DAVID R. SMITH.**

WITNESS my hand and official seal at Franklin, Tennessee, this 14th day of June, 2007.

My Commission Expires:
12-28-08

_____
Notary Public

DONNA L. SAVAGE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$158,000.00**.

_____
Affiant

SWORN TO and subscribed before me on this 14th day of June, 2007.

My Commission Expires:
11-24-07

_____
Notary Public

MARHTA A. HAEGELIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007