Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $114,500.00

Amanda M Clark
Affiant

Davidson County DEEDWARR
Recvd: 08/13/07 10:36 2 pgs
Fees:13.00 Taxes:423.65

20070813-0096448

DONNA TARPLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 30th day of July, 2007.

Donna Tarpley
Notary Public
My commission expires: 4-19-2010

04-0707-53072

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Steven M. Leckie	Suntrust Mortgage, Inc.	150-11-0 089.00
312 Shoppe Court	201 Fourth Ave. N/7th FL	
Antioch TN 37013	Nashville, Tennessee 37129	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph Scott Brown and wife, Mary K. Brown, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Steven M. Leckie and wife, Sherri M. Leckie, hereinafter called the Grantees, their successors and assigns, a 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. 148, on the Plan of Section Two, Towne Village of The Country, of record in Book 5200, Pages 176-177, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Scott Brown and wife, Mary K. Brown by deed from Christine M. Nelson, married, dated May 17, 2002, recorded May 23, 2002, of record in Instrument No. 20020523-0063103, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 312 Shoppe Court, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 30th day of July, 2007.

Joseph Scott Brown

Mary K. Brown

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Scott Brown and Mary K. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 30th day of July, 2007.

DONNA M. BARKLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee at Large

My Commission expires 4-19-2010