WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~DAVIDSON~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,900.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-25-09

(AFFIX SEAL)

SHEILA K. REBRAN Notary At Large RUTHERFORD COUNTY, TN

P-REM-07-3145

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa M. Leaberry	Bank of America, NA	
3145 Harpeth Springs Dr.	9000 Southside Blvd. #700	
Nashville, TN 37221	Jacksonville, FL 32256	141-06D-071.00CO
(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 RICHELLE R. JORDAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MELISSA M. LEABERRY, UNMARRIED, AND EDWARD B. LEABERRY, MARRIED, 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 Unit No. 71 on the plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richelle R. Jordan by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument 200408110096997 on 07/26/2004 and filed for record on 08/11/2004, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3145 Harpeth Springs Dr, Nashville, Tennessee 37221
(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 17th day of August, 2007.

Richelle R. Jordan 8/18/07

Richelle R. Jordan

Davidson County DEEDWARR
Recvd: 08/24/07 07:59 2 pgs
Fees:13.00 Taxes:569.43

20070824-0101228

STATE OF ~~Tennessee~~ California
COUNTY OF ~~DAVIDSON~~ Los Angeles

On this the 17th day of August, 2007, before me personally appeared Richelle R. Jordan, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of August, 2007.

Angelica Galvan-Ambriz
Notary Public

My Commission Expires: Jan. 2, 2008

(SEAL)

ANGELICA GALVAN-AMBRIZ
Commission # 1459956
Notary Public - California
Los Angeles County
My Comm. Expires Jan 2, 2008

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959