Davidson County DEEDWARR
Recvd: 08/29/07 10:07 3 pgs
Fees:18.00 Taxes:473.60
20070829-0103556

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jeff Baltursh ot
1217 Reelfoot Circle
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wilmington Finance
401 Plymouth Rd, Suite 400
Plymouth Meeting PA 19462

MAP	**108-08**
GROUP	
PARCEL	**228.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Stephanie Leach, unmarried and Bruce Leach, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Jeff Baltursh ot and wife, Amy Martin**, hereinafter called the GRANTEES, their heirs 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. 84 on the Plan of Reelfoot, Section 2, of record in Plat Book 5200, page 727, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie Leach and Bruce Leach as tenants in common, by deed from James D. Rosser and wife, Karen Rosser of record in Instrument no. 20030207-0017179, Register's Office for Davidson County, Tennessee; (the recitation therein as "and husband " being in error in view of the fact, they are father and daughter).

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **1217 Reelfoot Circle, Nashville, Tennessee 37214.**

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 and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

*Mary Leach, spouse of Bruce Leach and mother of Stephanie Leach, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise, to the Grantee named herein.

WITNESS our hands this the 21 day of **August, 2007.**

Bruce Leach

Mary Leach

STATE OF La.
COUNTY OF West Baton Rouge

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Bruce Leach and wife, Mary Leach**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21 day of August, 2007.

NOTARY PUBLIC

My Commission Expires:

Commission is for Life
ID #32209

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $128,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of August, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Stephanie Leach

Stephanie Leach

STATE OF FLORIDA
COUNTY OF MARION

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Stephanie Leach** , the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of August, 2007.

Dania C Ellington

NOTARY PUBLIC

My Commission Expires: Oct 12 2007

Dania C. Ellington
My Commission DD258021
Expires October 12, 2007

re: 1217 Reelfoot Circle
Nashville, TN 37214