Davidson County DEEDWARR
Recvd: 09/06/07 15:38 2 pgs
Fees:13.00 Taxes:1957.30

20070906-0107297

WARRANTY DEED

Y-VM-07-1513

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,000.00

Amy L. Geise
Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-26-10

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Lucian D. Geise	Franklin American Mortgage Company	
1513 Clayton Avenue	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37212	Franklin, TN 37067	117-8-184.00
(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 THOMAS C. LEONARD-MARTIN, AND WIFE MARGARET S. LEONARD-MARTIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LUCIAN D. GEISE, AND WIFE AMY L. GEISE, 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 LOT 215, VICTORIA PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 10, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO THOMAS C. LEONARD-MARTIN AND WIFE, MARGARET S. LEONARD-MARTIN BY WARRANTY DEED FROM DEAN DONALD WELCH JR., UNMARRIED, RECORDED ON THE 19TH DAY OF SEPTEMBER, 2001 IN INSTRUMENT NO. 20010919-0101516, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1513 Clayton Avenue, Nashville, Tennessee 37212
(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 31st day of August, 2007.

Thomas C. Leonard-Martin

Margaret S. Leonard-Martin

STATE OF Tennessee
COUNTY OF Davidson

Personally ~~appeared~~ Thomas C. Leonard-Martin and Margaret S. Leonard-Martin before me, the undersigned, a Notary Public in and for said County and State, ~~the~~ within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand ~~and official seal,~~ this the 31st August 2007

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903