Davidson County DEEDWARR
Recvd: 09/10/07 11:44 2 pgs
Fees:13.00 Taxes:481.00
20070910-0108223

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 07080310

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $130,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of August, 2007.

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

PRISCILLA C. URBANEJA NOTARY PUBLIC DAVIDSON COUNTY, TN LARGE

Notary Public
My Commission Expires: May 24 2008

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christina M. Cerkevich 3901 Whitland Avenue Nashville TN 37205	~~New Owner~~ Countrywide Mtg. Ventures, LLC d/b/a Commerce Union Mortgage P.O. Box 660694 Dallas, TX 75266-0694	Tax Parcel ID No. 103-16-E 10.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin W. Leach and wife, Kerry D. Leach** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christina M. Cerkevich,** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 10 OF WHITLAND PLACE CONDOMINIUMS, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 5200, PAGE 597, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, IN THE REGISTER'S OFFICE FOR SAID COUNTY. BEING THE SAME PROPERTY CONVEYED TO JUSTIN W. LEACH AND WIFE, KERRY D. LEACH, AS TENANTS BY THE ENTIRETY BY GENERAL WARRANTY DEED FROM PAMELA H. LEACH, RECORDED ON THE 17TH DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040317-0030484, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

* *Unit 10

This is improved property located at 3901 Whitland Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of August, 2007.

Justin W. Leach

Kerry D. Leach

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin W. Leach and Kerry D. Leach, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES NOV 22 2010

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER