Return to
Jack Cole Wilson Title Associates, LLC
3931-A Gallatin Pike, Nashville, TN 37216
FILE D-1196

Davidson County DEEDWARR
Recvd: 10/11/07 10:01 2 pgs
Fees:13.00 Taxes:954.23

20071011-0120858

WARRANTY DEED

R-SP-07-808

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,900.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2007.

Notary Public

MY COMMISSION EXPIRES: 01/24/2007
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Tami R. Leonardo	First Horizon Home Loans, a div. of First Tennessee Bank, N.A. (NAME)	
808 Travis Springs Drive (ADDRESS)	4000 Horizon Way (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Irving, TX75063 (CITY) (STATE) (ZIP)	34-7-A-39.00CO

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 RITA A. HANSFORD AND HUSBAND, GEORGE W. HANSFORD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TAMI R. LEONARDO AND WIFE, PHYLLIS B. LEONARDO, 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:

BEING LOT NO. 7 ON THE PLAN OF RESUBDIVISION PHASE TWO HARBOR VILLAGE, OF RECORD IN BOOK 8250, PAGE 886, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RITA A. HANSFORD AND HUSBAND, GEORGE W. HANSFORD BY WARRANTY DEED FROM CEDAR GLEN INCORPORATED, A TENNESSEE CORPORATION, RECORDED ON THE 1ST DAY OF JUNE, 2000 IN INSTRUMENT NO. 20000601-02054512, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 8250, PAGE 886; BOOK 6628, PAGE 577; BOOK 6646, PAGE 543; BOOK 10672, PAGE 743; BOOK 6628, PAGE 588; BOOK6635, PAGE 254; BOOK 8485, PAGE 966; AS INSTRUMENT 20010817-0089318; 20070205-0014894, 20010817-0089318, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 808 Travis Springs Drive, Madison, Tennessee 37115
(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 28th day of September, 2007.

Rita A. Hansford
Rita A. Hansford

George W. Hansford by Rita A. Hansford
George W. Hansford by Rita A. Hansford, as Attorney-in-Fact
as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rita A. Hansford 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 28th day of September, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of September, 2007, before me personally appeared RITA A. HANSFORD to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ~~Rita A. Hansford~~ George W. Hansford and who acknowledged he/she/they executed the same as the free act and deed of the said ~~Rita A. Hansford~~ George W. Hansford.

Witness my hand and official seal, this the 28th day of September, 2007.

Notary Public

My Commission Expires: 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

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