STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 2007.

Notary Public
MY COMMISSION EXPIRES: 3/26/10
File No. G7-3967D

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 10/12/07 11:03 2 pgs
Fees:13.00 Taxes:589.78

20071012-0121428

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Patricia D. Leggs, a single woman (NAME)	Guaranteed Rate, Inc. (NAME)	6-7-31
905 Lyndale Court (STREET ADDRESS	3940 North Ravenswood (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Chicago, IL, 60613 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Thomas L. Sherrell, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia D. Leggs, a single woman**, 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. 121 on the plan of HILLHURST ACRES, SECTION I, as shown by plat of record in Plat Book 2331, Page 50 and 51, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning on the southerly margin of Richmond Hill Drive at the corner of Lot Nos. 121, and 122; thence with the line between said two lots southerly 141.6 feet and continuing with same southwesterly 129 feet to a concrete monument; thence north 64 degrees 05 minutes west 191.2 feet to the easterly margin of Warrick Drive; thence with same northeasterly 215 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northeasterly 37.52 feet to the southerly margin of Richmond Hill Drive; thence with the same southeasterly 121.2 feet to the beginning.

Included in the above described property, but expressly excluded form this conveyance is the following described tract of land:

That property which was conveyed by Melvin T. Parkhurst and wife, Linda Nixon Parkhurst and Stanley D. Overton, Successor Trustee to the State of Tennessee, et al by judgment in Circuit Court in File No., A-651, dated March 8, 1961, of record in Book 4112, page 321, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 121 on the plan of Hillhurst Acres, Section I, of record in Book 2331, pages 50 and 51, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southwest corner of said Lot No. 121, and runs with the east margin of Warrick Drive northerly 130 feet to a point; thence southerly 70 feet to a point; thence southerly 70 feet to a point in the south line of said lot No. 121; thence with said line westerly 50 feet to the point of beginning containing 0.07 acres, more or less.

BEING the same property conveyed to Thomas L. Sherrell from Michael E. Thomas, unmarried, by Deed dated October 30, 1998, in Book 11196, Page 742, in the Register's Office for Davidson County, Tennessee.
Angela D. Sherrell joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 905 Lyndale Court, Nashville, TN 37207.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 4th day of October, 2007.

Thomas L. Sherrell — October 04, 2007 Date

Angela D. Sherrell — October 04, 2007 Date

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Thomas L. Sherrell and wife, Angela D. Sherrell, the bargainor(s), 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 4th day of October, 2007.

My Commission Expires: 1/25/10

BRIAN L. SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066