This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
**2008050006**

Davidson County DEEDWARR
Recvd: 05/19/08 10:05 2 pg
Fees:13.00 Taxes:499.50
20080519-0050923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $135,000.00

**BOX 10-A**

RETURN TO:
**PREMIER ESCROW, LLC**
**4301 HILLSBORO ROAD, STE 300**
**NASHVILLE, TN 37215**

ALISON L. RUTLEDGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires 23 2009

Sworn to and subscribed before me this 16th day of May, 2008.

Affiant

Alison L. Rutledge
Notary Public

| Address of New Owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Richard Price Lechleiter, Jr.<br>8042 Esterbrook Drive<br>Nashville, TN 37221 | **Franklin American Mortgage Co.**<br>**501 Corporate Center, Ste 400**<br>**Franklin, TN 37205** | 128-14-44.00 |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Marion Booker, a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Richard Price Lechleiter, Jr., married, and Randall Bruce McKenzie, married**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit: Being Lot 61 on the Plan of Harpeth Park, Section 2, Revision of Lots 61 and 62, as of record in Book 4060, Page 80, Register's Office for said County.

Said lot fronts 98.0 feet on the northerly side of Esterbrook Drive and extends back 188.73 feet on the westerly line and 163.74 feet on the easterly line to a dead line, which is a broken line measuring a total of 87.89 feet thereon.

Being the same property conveyed to Joe Leve Booker and wife, Marion Booker by Warranty Deed from John F. Mahoney, Jr. and wife, Violette L. Mahoney, recorded on the 23rd day of May, 1975 in Book 4915, Page 436, Register's Office for Davidson County, Tennessee. The said Joe Leve Booker since deceased on the 3rd day of October, 1996, in Davidson County, Tennessee.

Description taken from prior deed.

This conveyance is made subject to: All matters shown as of record in Book 4060, Page 80, Register's Office for said County; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by Grantees.

This is improved property known as **8042 Esterbrook Drive, Nashville, TN 37221.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16th day of May, 2008.

Marion Booker

Marion Booker

By: John H. Booker

John H. Booker, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared **John H. Booker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Marion Booker a/k/a Marion K. Booker, and acknowledged that he executed the same as the free act and deed of **Marion Booker a/k/a Marion K. Booker.**

Witness my hand, at office, on this 16th day of May, 2008.

Notary Public

My Commission Expires: 04/05/2011

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY