Davidson County DEEDWARR
Recvd: 02/02/09 15:33 2 pgs
Fees:13.00 Taxes:388.50

20090202-0008867

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant

Subscribed and sworn to before me, this 29th day of January, 2009.

Notary Public
My commission expires: 5/22/2010

ANGELA A. RAMSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires: 5/22/2010

05-0901-64457

Address of New Owner:	Send Tax Bills to:	Tax Information
Dwight Leath	Magna Bank	043-05-0-027.00
830 Brooks Avenue	6525 Quail Hollow, Suite 300	
Madison TN 37115	Memphis, TN 38120	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas W. Newsom and wife, Ann Newsom, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dwight Leath and wife, Carol Leath, hereinafter called the Grantees, their successors 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. 1, on the Plan of Crestview Estates, First Revision of Lots 5, 6, & 7, of record in Instrument No. 20060830-0107343, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Matt Manson by deed from E. Mark Turner, dated May 1, 2006, recorded May 3, 2006, of record in Instrument No. 20060503-0051374, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Thomas W. Newsom and wife, Ann Newsom by deed from Matt Manson, unmarried, dated March 9, 2007, recorded March 16, 2007, of record in Instrument No. 20070316-0032335, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 830 Brooks Avenue, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns 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.

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 hand this 29th day of January, 2009.

Thomas W. Newsom

Ann Newsom

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas W. Newsom and Ann Newsom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 29th day of January, 2009.

JENNIFER WISE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

State of Tennessee at Large

My Commission expires: 05/03/2010