WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$149,900.00.**

Affiant

Subscribed and sworn to before me this 15th day of May, 2009

Notary Public
My Commission expires: 5/18/10
(Affix Seal)

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

SIDWELL & BARRETT, P.C.
121 1st Avenue South Suite 200
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Katherine B. McLeod	New Owner	094-01-0-422.00
1606 Eastside Avenue		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James S. Thomas**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Katherine Blair McLeod and David B. McLeod wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 278 on the plan of Edgefield Land Company's First Subdivision, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James S. Thomas, by deed from Stephen E. Perez, a single man, on November 7, 2007, of record in Instrument Number 20071116-0134620, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 130, Register's Office Davidson County, Tennessee.

This is improved property known as: **1606 Eastside Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 15, 2009.

James S. Thomas by Kimberly Crabtree, attorney in fact.
James S. Thomas

BILL GARRETT, Davidson County
Trans: T20090035109 DEEDWARR
Recvd: 05/28/09 12:06 2 pgs
Fees: 13.00 Taxes: 554.63
20090528-0048989

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Kimberly Cunliffe, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for James S. Thomas the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name James S. Thomas, the bargainor(s), by the said Kimberly Cunliffe, as Attorney-in-Fact.

WITNESS my hand and seal, this 15th day of May, 2009.

NOTARY PUBLIC My Commission Expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY