WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2010

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Joel W. Stickrod	Bank of America	Parcel ID:
3129 Noble Valley	4500 Amon Carter Blvd.	10808000500
Nashville, TN 37214	Fort Worth, TX 76155	

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 hereby acknowledged, we

David P. Leach and wife, Laura Durham Leach

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Joel W. Stickrod , an unmarried person
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. 161 on the Plan of Section Two, Larchwood, of record in Book 5200, Page 57, 58, and 59, said Register's Office.

Said Lot No. 161 fronts 85.20 feet on the westerly margin of Noble Valley Drive and extends back 162.12 feet on the northerly line and 158.21 feet on the southerly line to a dead line in the rear, measuring 76.76 feet thereon.

BEING the same property conveyed to David P. Leach and Laura Durham Leach by Quitclaim Deed from David P. Leach, of record in Instrument 20060427-0048034, dated April 18, 2006, ,Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5479, Page 532; Book 5681, Page 532; and Book 5688, Page 696 Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5200, Page 57, 58, and 59, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3129 Noble Valley, Nashville, TN 37214

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. 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 24th day of February, 2010.

David P. Leach

Laura Durham Leach

Laura Durham Leach

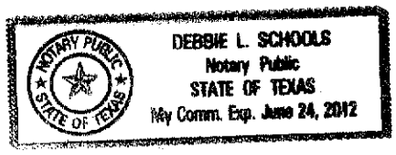
Davidson County DEEDWARR
Recvd: 03/02/10 14:45 3 pgs
Fees:18.00 Taxes:608.65
20100302-0016005

STATE OF TEXAS
COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David P. Leach and Laura Durham Leach, 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 at Austin, Texas, this 24 day of February, 2010.

My Commission Expires: June 24, 2012 Notary Public



CERTIFICATE OF AUTHENTICITY

I, Tammy Duncan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

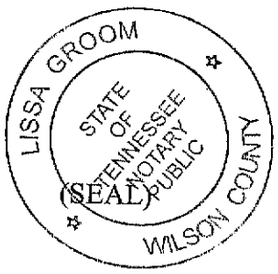
Tammy Duncan
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lissa Groom
Notary Public

My Commission Expires: 11/5/2012

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